

# \$389,900 - 2019 145 Avenue, Edmonton

MLS® #E4443806

## \$389,900

4 Bedroom, 2.00 Bathroom, 898 sqft  
Single Family on 0.00 Acres

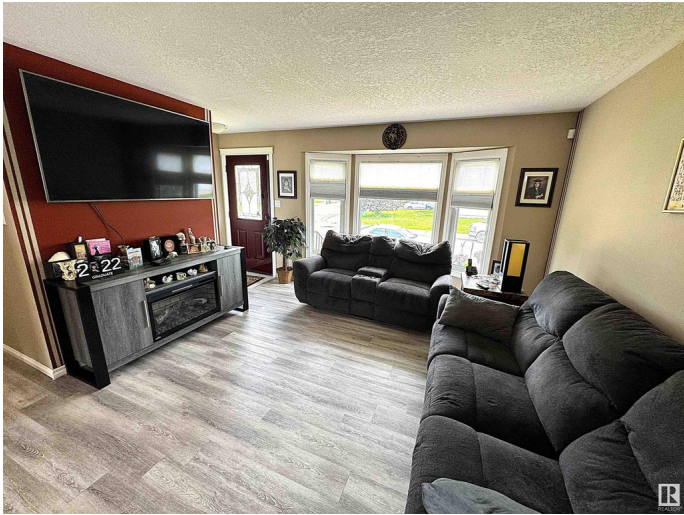
Fraser, Edmonton, AB

Wonderfully maintained turnkey home in Fraser! This 3+1 bedroom bungalow boasts so many upgrades including a renovated main floor bathroom with gorgeous double wide tiled walk-in shower, kitchen with granite countertops & undermount sink, newer stainless steel appliances, vinyl windows, plus a high efficiency furnace installed in 2023. There also is upgraded attic insulation, a fully finished basement with some enlarged basement windows and another 3 piece bath, a den off the basement bedroom which could be converted into a fifth bedroom if desired, plus an oversized 22'™ wide by 24'™ deep double detached garage with 8'™ door! Absolutely well maintained, this lovingly card for home is definitely a must see!

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443806  |
| Price          | \$389,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 898       |
| Acres          | 0.00      |
| Year Built     | 1980      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2019 145 Avenue |
| Area        | Edmonton        |
| Subdivision | Fraser          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1V1         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Insulation-Upgraded, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached, Over Sized              |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                              |
| Exterior Features | Fenced, Landscaped, Schools, See Remarks |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Vinyl                              |
| Foundation        | Concrete Perimeter                       |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Fraser School         |
| Middle     | John D. Bracco School |
| High       | Eastglen School       |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 23rd, 2025 |
|-------------|-----------------|

Days on Market 1

Zoning Zone 35

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Listing information last updated on June 24th, 2025 at 3:17am MDT