

# \$425,000 - 9415 149 Street, Edmonton

MLS® #E4460399

## \$425,000

5 Bedroom, 1.50 Bathroom, 1,223 sqft  
Single Family on 0.00 Acres

Parkview, Edmonton, AB

This three-bedroom bungalow is situated in a desirable neighbourhood Parkview. It boasts over 1,200 square feet of living space, featuring an open concept living room with a large window. The kitchen is equipped with ample cabinets and a formal dining area. The master bedroom has 2 pc. en-suite bathrooms. The basement is largely finished, including two bedrooms and a recreation room. The home is equipped with a high-efficiency furnace. It is conveniently located within walking distance of two reputable schools. Additionally, it offers easy access to the University of Alberta, West Edmonton Mall, and parks. This property presents an attractive opportunity for families or investors.

Built in 1970

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460399  |
| Price          | \$425,000 |
| Bedrooms       | 5         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,223     |
| Acres          | 0.00      |
| Year Built     | 1970      |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9415 149 Street |
| Area        | Edmonton        |
| Subdivision | Parkview        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 1C5         |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | See Remarks      |
| Parking   | 2 Outdoor Stalls |

### Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | ensuite bathroom             |
| Appliances        | Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas    |
| Stories           | 2                            |
| Has Basement      | Yes                          |
| Basement          | Full, Partially Finished     |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Wood, Stucco                         |
| Exterior Features | Back Lane, Fenced, Playground Nearby |
| Roof              | Asphalt Shingles                     |
| Construction      | Wood, Stucco                         |
| Foundation        | Concrete Perimeter                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 36                |
| Zoning         | Zone 10           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR® , REALTORS® ) and/or the quality of services they provide (MLS® , Multiple Listing Service® )

Listing information last updated on November 5th, 2025 at 10:02pm MST