

## \$449,900 - 6007 141 Avenue, Edmonton

MLS® #E4447243

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,080 sqft

Single Family on 0.00 Acres

York, Edmonton, AB

**EXTENSIVELY RENOVATED!** This gorgeous home features loads of upgrades including new house & garage shingles (2021), A/C, main floor bath (2022), vinyl flooring, carpet, paint & trim (2023), CONCRETE, & new MODERN EXTERIOR (upgraded insulation in exterior walls). The bright entry with feature brick wall opens to the living room with huge windows & fireplace. The open modern kitchen has granite counters, quality s/s appliances & leads to the sunny dining area with patio doors leading to the SOUTH facing deck. There are 3 generous bedrooms, the primary has custom closets & fabulous bathroom with new tile & custom shower. The basement has a SEPARATE ENTRANCE, 2nd kitchen, 1 bdrm, living room, SEPARATE laundry & tons of storage. The exterior has great curb appeal with a traditional porch, new siding & feature aluminum panels! The HEATED garage comes with vinyl floors and plenty of outlets. TERRIFIC investment opportunity or perfect for a first time buyer! This property is turn key & ready for its new owners.

Built in 1966

### Essential Information

MLS® # E4447243

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,080                  |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 6007 141 Avenue |
| Area        | Edmonton        |
| Subdivision | York            |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 1H9         |

### **Amenities**

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Insulation-Upgraded, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                                      |
| Parking        | Double Garage Detached                                                 |

### **Interior**

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas                                                                           |
| Fireplace    | Yes                                                                                                 |
| Fireplaces   | Brick Facing                                                                                        |
| Stories      | 2                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | Full, Finished                                                                                      |

### **Exterior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming |

|              |                                                       |
|--------------|-------------------------------------------------------|
|              | Pool, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Vinyl                                           |
| Foundation   | Concrete Perimeter                                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 02         |

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Listing information last updated on August 3rd, 2025 at 12:47am MDT