

## **\$445,000 - 12203 149 Avenue, Edmonton**

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MLS® #E4452110

**\$445,000**

4 Bedroom, 3.00 Bathroom, 1,258 sqft

Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

Beautiful spacious bungalow in Caernarvon, situated on a huge pie-shaped lot! As you step inside, you are greeted by gleaming hardwood throughout, a big living room with a bow window and a cozy wood-burning fireplace, and a formal dining room. The large, updated kitchen has stainless steel appliances and plenty of cupboard and counter space. Big primary bedroom with its own 3-piece ensuite, two more good-size bedrooms and a 4-piece bathroom complete the main level. The fully developed basement offers plenty of additional living space with a wet bar and another fireplace, a fourth bedroom, a 3-piece bathroom, and lots of storage. Enjoy your own oasis in the huge south-facing backyard, ideal for entertaining and family gatherings! Heated, double attached garage. Upgrades include shingles, windows, furnace, hot water tank, light fixtures, and more. Quiet location within minutes to parks, schools, public transportation, and all major amenities. This is the house your family has been waiting for!

Built in 1975

### **Essential Information**

MLS® # E4452110

Price \$445,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,258                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12203 149 Avenue |
| Area        | Edmonton         |
| Subdivision | Caernarvon       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 2E1          |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Patio, Wet Bar                 |
| Parking   | Double Garage Attached, Heated |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Fireplaces        | Brick Facing                                                                                                                                       |
| Stories           | 2                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                     |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal, Stucco                                                    |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |

|              |                            |
|--------------|----------------------------|
| Construction | Wood, Brick, Metal, Stucco |
| Foundation   | Concrete Perimeter         |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 25               |
| Zoning         | Zone 27          |

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Listing information last updated on September 2nd, 2025 at 9:31am MDT