# \$749,900 - 6327 145a Street, Edmonton

MLS® #E4444393

### \$749,900

5 Bedroom, 3.00 Bathroom, 2,138 sqft Single Family on 0.00 Acres

Brander Gardens, Edmonton, AB

Spacious 2,138 sq ft two-storey located in the sought-after community of Brander Gardens. This beautifully maintained 4-bedroom home features a bright, open layout with a striking loft overlooking the formal living room, a dedicated dining area, and a sunken family room with a cozy wood-burning fireplace. The kitchen showcases granite countertops and connects seamlessly to the main living spaces. Upstairs offers three generously sized bedrooms, two elegant 5-piece bathrooms, and a versatile open loftâ€"perfect for a home office, reading nook, or bonus space. Notable features include oak hardwood, tile and carpet flooring, granite countertops throughout, two high-efficiency furnaces, dual hot water tanks, central air conditioning, and updated windows. The large, maturely landscaped yard boasts a concrete patio and built-in fire pitâ€"ideal for outdoor living and entertaining. An exceptional opportunity in a prime location close to top-rated schools, scenic trails, and the river valley.

Built in 1975

#### **Essential Information**

MLS® # E4444393 Price \$749,900

Bedrooms 5







Bathrooms 3.00

Full Baths 3

Square Footage 2,138

Acres 0.00 Year Built 1975

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 6327 145a Street

Area Edmonton

Subdivision Brander Gardens

City Edmonton
County ALBERTA

Province AB

Postal Code T6H 4J1

# **Amenities**

Amenities Fire Pit, Patio

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Brick Facing

Stories 3

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Brick, Metal

Exterior Features Fenced, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, Ski Hill Nearby

Roof Asphalt Shingles
Construction Wood, Brick, Metal
Foundation Concrete Perimeter

#### **School Information**

Elementary Brander Gardens School

Middle Archbishop Joseph MacNeil

High Lillian Osborne High

# **Additional Information**

Date Listed June 25th, 2025

Days on Market 113

Zoning Zone 14

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