

## \$394,000 - 5616 140a Avenue, Edmonton

MLS® #E4446790

**\$394,000**

3 Bedroom, 1.50 Bathroom, 1,170 sqft

Single Family on 0.00 Acres

York, Edmonton, AB

Well Built and Maintained 1170 sq ft 3 Bedroom Bungalow on a large lot in a quiet location in York. This home has a number of upgrades including a Newer Roof, Windows, Furnace and Hot Water Tank. The main floor has carpeting over Oak Flooring - Great Bonus. The main floor has a large Living Room with Plenty of Natural Light, a Formal Dining Room, a Large Maple Kitchen with plenty of cupboard space and an Eating Area. The main floor also has a Primary Bedroom c/w an ensuite, two additional bedrooms, and a 4 piece bathroom. The basement has a large Family Room and an area for Rec Room development. The back yard has a patio area for Friends and Family BBQs, a nice lawn, and a double detached garage with additional space space next to it for an RV or Boat. Great Location close to Public Transportation, Schools, Shopping and quick access to the Anthony Henday.

Built in 1964

### Essential Information

MLS® #	E4446790
Price	\$394,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,170
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5616 140a Avenue
Area	Edmonton
Subdivision	York
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1H3

### Amenities

Amenities	No Animal Home
Parking Spaces	4
Parking	Double Garage Detached, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 9th, 2025

Days on Market                2

Zoning                            Zone 02

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