

## \$378,924 - 2923 149 Avenue, Edmonton

MLS® #E4449197

**\$378,924**

4 Bedroom, 2.00 Bathroom, 1,121 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to this charming and affordable air conditioned detached family home in the heart of Kirkness—ideal for young families and first or second-time buyers! Priced under \$380,000, this 4-bedroom 2 bath home is just half a block from an elementary school, a sprawling park, and a large playground—perfect for kids and active lifestyles. Inside, enjoy modern upgrades, including fresh paint, updated flooring, stylish lighting, and some newer windows. The developed lower levels offer added space and flexibility, complete with a second kitchen—great for extended family or future rental potential. The beautifully landscaped backyard features a large shed, deck, and extended driveway, and you should see the Chestnut tree... perfect for outdoor gatherings and extra parking. With quick access to the LRT, ETS transit, Anthony Henday Drive, and major shopping areas, this home checks all the boxes for convenience, comfort, and value. It's bigger than it looks!

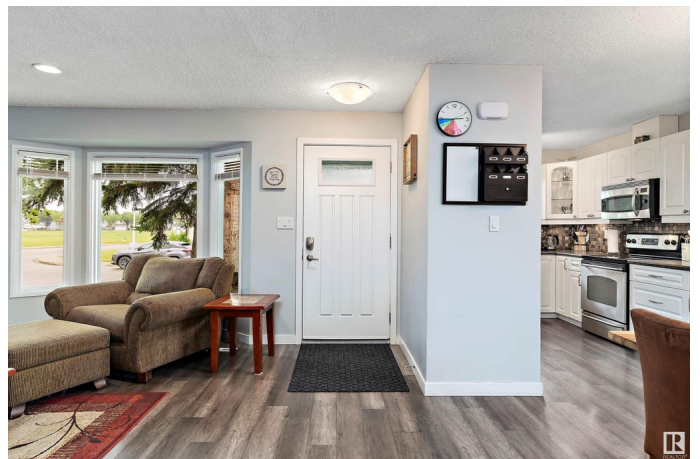
Built in 1981

### Essential Information

MLS® # E4449197

Price \$378,924

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	2923 149 Avenue
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2C5

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Front Drive Access, No Garage, Parking Pad Cement/Paved, See Remarks

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Washer, Water Conditioner, Window Coverings, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal, Stucco
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Brick, Metal, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Kirkness
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**Additional Information**

Date Listed	July 23rd, 2025
Days on Market	5
Zoning	Zone 35

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Listing information last updated on July 28th, 2025 at 2:47am MDT