

## \$325,000 - 6208 149 Avenue, Edmonton

MLS® #E4465566

**\$325,000**

4 Bedroom, 2.00 Bathroom, 1,075 sqft

Single Family on 0.00 Acres

McLeod, Edmonton, AB

This McLeod bungalow is a smart match for families looking to keep their budget in check. Visit the REALTOR®'s website for full details. With 3 bedrooms upstairs, a fully finished basement, & an oversized double detached garage, this bungalow sits on a generous 600m<sup>2</sup>+ lot in a mature neighbourhood with tree-lined streets. Thoughtful upgrades include vinyl windows throughout the main floor, new carpet (2019), new shingles (2022), & new eavestroughs (2025). Bonus: a large permitted shed has its own foundation. For a future upside, the back door is setup for separate entrance & the mechanical room is large enough for a second furnace which could lead to a secondary suite. Location-wise, you're within walking distance of Londonderry Mall, M.E. LaZerte High School, & McLeod Park. Costco & Manning Crossing are just a short drive away, & access to public transit is excellent. If you're after a detached home that checks the boxes without shared walls, condo fees, or HOA rules, this might just be your next move.

Built in 1969

### Essential Information

MLS® # E4465566

Price \$325,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,075                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6208 149 Avenue |
| Area        | Edmonton        |
| Subdivision | Mcleod          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 1V8         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Vinyl Windows          |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                        |
| Stories      | 2                                                                                                                |
| Has Basement | Yes                                                                                                              |
| Basement     | Full, Finished                                                                                                   |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Fenced, Flat Site, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Vinyl                                 |
| Foundation        | Concrete Perimeter                          |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | McLeod School         |
| Middle     | Steele Heights School |
| High       | M.E. LaZerte School   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 02             |

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Listing information last updated on November 14th, 2025 at 9:47pm MST