

# \$449,900 - 6007 141 Avenue, Edmonton

MLS® #E4447243

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,080 sqft

Single Family on 0.00 Acres

York, Edmonton, AB

**EXTENSIVELY RENOVATED!** This gorgeous home features loads of upgrades including new house & garage shingles (2021), A/C, main floor bath (2022), vinyl flooring, carpet, paint & trim (2023), CONCRETE, & new MODERN EXTERIOR (upgraded insulation in exterior walls). The bright entry with feature brick wall opens to the living room with huge windows & fireplace. The open modern kitchen has granite counters, quality s/s appliances & leads to the sunny dining area with patio doors leading to the SOUTH facing deck. There are 3 generous bedrooms, the primary has custom closets & fabulous bathroom with new tile & custom shower. The basement has a SEPARATE ENTRANCE, 2nd kitchen, 1 bdrm, living room, SEPARATE laundry & tons of storage. The exterior has great curb appeal with a traditional porch, new siding & feature aluminum panels! The HEATED garage comes with vinyl floors and plenty of outlets. TERRIFIC investment opportunity or perfect for a first time buyer! This property is turn key & ready for its new owners.

Built in 1966

## Essential Information

MLS® # E4447243

Price \$449,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6007 141 Avenue
Area	Edmonton
Subdivision	York
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1H9

### Amenities

Amenities	Deck, Detectors Smoke, Insulation-Upgraded, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Appliances	Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming

	Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	11
Zoning	Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 21st, 2025 at 11:17pm MDT