

## \$411,000 - 5940 149 Avenue, Edmonton

MLS® #E4440371

**\$411,000**

5 Bedroom, 2.00 Bathroom, 1,077 sqft

Single Family on 0.00 Acres

McLeod, Edmonton, AB

Welcome to 5940 149 Ave NW – a spacious 5-bedroom, 2-bath bungalow on a generous 52' x 123' lot in family-friendly McLeod. With nearly 1,800 sq ft of finished living space, this home offers a bright main floor with a large living room with vinyl planks floor that is newly painted, functional kitchen, dining area with ceramic tiles. The kitchen/dining area has ample cabinets, new SS dishwasher & microwave oven. The fully finished basement features 2 more bedrooms, a 4-piece bath, second kitchen, and rec room – perfect for extended family. Additionally, you get a storage room which can be used as a bedroom as it has a window. Enjoy a massive yard, mature trees & easy access to schools, shopping, & grocery stores. At the back is a huge yard with a double garage plus a storage for your tools and built-in fire pit. Walking distance to elementary and junior high school. With a few thoughtful upgrades, this property has the potential to become a truly beautiful home for you. Motivated sellers – bring your offer!

Built in 1969

### Essential Information

MLS® # E4440371

Price \$411,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,077                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5940 149 Avenue |
| Area        | Edmonton        |
| Subdivision | Mcleod          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 1V6         |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | No Animal Home, No Smoking Home    |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Over Sized |

### Interior

|              |                                                                                                                                 |
|--------------|---------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                                                       |
| Stories      | 2                                                                                                                               |
| Has Basement | Yes                                                                                                                             |
| Basement     | Full, Finished                                                                                                                  |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 4th, 2025

Days on Market                12

Zoning                            Zone 02

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Listing information last updated on June 16th, 2025 at 4:47am MDT