

## **\$397,900 - 6308 144a Avenue, Edmonton**

MLS® #E4444035

**\$397,900**

4 Bedroom, 1.50 Bathroom, 1,042 sqft

Single Family on 0.00 Acres

Mcleod, Edmonton, AB

A 10 OUT OF 10 LOCATION!! Welcome to the amazing community of Mcleod. This home is a half block to Mcleod Park and all the schools, public transportation plus a short walk to Londenderry mall and M.E LaZerte high School. When you pull up you will find a very nice curb appeal with Vinyl siding, new sidewalk, shingles , front step and railing. Inside the main floor has a large living room with the original refinished hardwood floor, an updated kitchen with ceramic tile and in the dining room, patio doors the the newer deck with a gazebo, an beautiful updated bath and 3 bedrooms. The basement features a huge family/rec room with a wood stove, another bath, bed room and a good size laundry/utility room. Other updates are Garage door, Exterior doors, shingles house & garage, Tank less hot water, A.C, furnace , gazebo and storage shed. The garage is oversized and fencing is maintenance free.

Built in 1967

### **Essential Information**

MLS® #	E4444035
Price	\$397,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,042
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6308 144a Avenue
Area	Edmonton
Subdivision	Mcleod
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1S4

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Tankless, See Remarks
Parking	Double Garage Detached, Over Sized, RV Parking

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 24th, 2025

Days on Market 82

Zoning Zone 02

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