

## **\$425,000 - 5521 145a Avenue, Edmonton**

MLS® #E4438994

**\$425,000**

5 Bedroom, 2.50 Bathroom, 1,213 sqft

Single Family on 0.00 Acres

Casselman, Edmonton, AB

**LARGER THAN AVERAGE BUNGALOW** located on a 664 m2 LARGE PIE LOT w/ ALL NEWER FENCING! Over 1200 SQ FT MAIN FLOOR PLUS LARGE BASEMENT w/ SEPARATE ENTRANCE! NEWER WINDOWS AND ROOF! NEWER FURNACE and HOT WATER TANK! Located on a quiet street backing a beautiful walking trail, this 5 bedroom home will not disappoint! Upon entry you are greeted w/ HARDWOOD FLOORING that leads to a bright and spacious family room that is perfect for entertaining! The kitchen boasts updated appliances and new vinyl plank flooring with plenty of storage space. The large primary bedroom w/ ENSUITE & 2 more bedrooms finish off the main floor. In the basement you will find a completely redone bathroom, two more bedrooms and a huge rec room! The double detached garage and long driveway give ample room to park for you and your guests! This home is situated in a fantastic location close to shopping, schools, public transportation, and all other amenities.

Built in 1975

### **Essential Information**

MLS® # E4438994

Price \$425,000

Bedrooms 5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,213
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5521 145a Avenue
Area	Edmonton
Subdivision	Casselman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2S2

### **Amenities**

Amenities	Fire Pit, Hot Water Natural Gas, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, 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
Exterior Features	Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 28th, 2025  
Days on Market      19  
Zoning                Zone 02

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