

## \$389,900 - 2019 145 Avenue, Edmonton

MLS® #E4443806

**\$389,900**

4 Bedroom, 2.00 Bathroom, 898 sqft

Single Family on 0.00 Acres

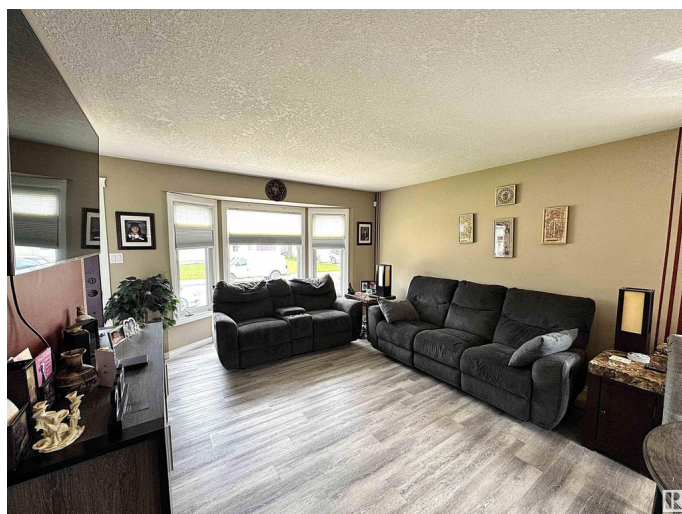
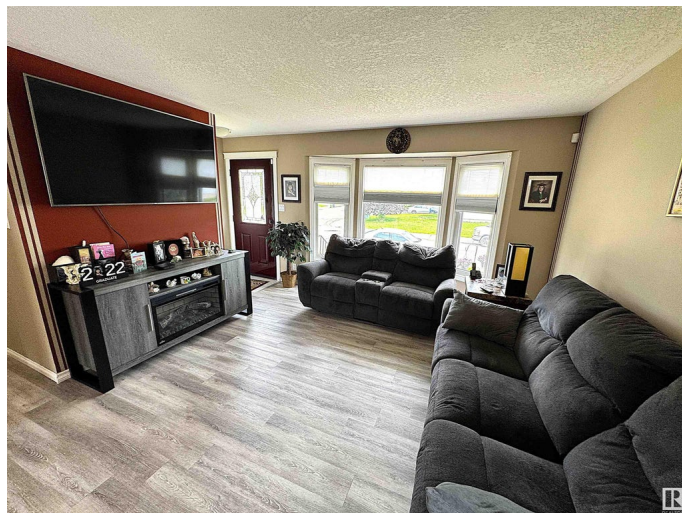
Fraser, Edmonton, AB

Wonderfully maintained turnkey home in Fraser! This 3+1 bedroom bungalow boasts so many upgrades including a renovated main floor bathroom with gorgeous double wide tiled walk-in shower, kitchen with granite countertops & undermount sink, newer stainless steel appliances, vinyl windows, plus a high efficiency furnace installed in 2023. There also is upgraded attic insulation, a fully finished basement with some enlarged basement windows and another 3 piece bath, a den off the basement bedroom which could be converted into a fifth bedroom if desired, plus an oversized 22'™ wide by 24'™ deep double detached garage with 8'™ door! Absolutely well maintained, this lovingly card for home is definitely a must see!

Built in 1980

### Essential Information

MLS® #	E4443806
Price	\$389,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	898
Acres	0.00
Year Built	1980



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2019 145 Avenue
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1V1

### Amenities

Amenities	Insulation-Upgraded, Vinyl Windows, See Remarks
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, 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, Landscaped, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Fraser School
Middle	John D. Bracco School
High	Eastglen School

### Additional Information

Date Listed	June 23rd, 2025
-------------	-----------------

Days on Market 8

Zoning Zone 35

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 1st, 2025 at 7:32pm MDT