

## \$649,900 - 7614 149 Street, Edmonton

MLS® #E4456392

### \$649,900

3 Bedroom, 2.50 Bathroom, 1,225 sqft

Single Family on 0.00 Acres

Rio Terrace, Edmonton, AB

Welcome to the mature tree lined street in the desirable Rio Terrace neighborhood. This renovated 1224 SQ/FT bungalow is situated on a MASSIVE 8500 SQ/FT SUBDIVIDABLE 70' x 130' lot with a west facing backyard. Main level features vinyl plank flooring 3 bedrooms and 2 bathrooms with an upgraded kitchen with ample cabinet space and quartz countertops. The fully finished basement offers a huge rec room with gas fireplace, additional full bathroom and tons of storage space. Outside the oversized double detached garage finishes off the fully landscaped yard. Located close to downtown & freeways, schools. Now is your opportunity to live in one of Edmonton's premier communities!

Built in 1961

### Essential Information

MLS® #	E4456392
Price	\$649,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,225
Acres	0.00



Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	7614 149 Street
Area	Edmonton
Subdivision	Rio Terrace
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1A7

### **Amenities**

Amenities	Air Conditioner, Deck, Front Porch
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Rio Terrace School
Middle	Hillcrest
High	Jasper Place, St. F.X

**Additional Information**

Date Listed	September 4th, 2025
Days on Market	4
Zoning	Zone 22

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