

## \$659,000 - 11016 149 Street, Edmonton

MLS® #E4429949

**\$659,000**

4 Bedroom, 2.50 Bathroom, 1,615 sqft  
Single Family on 0.00 Acres

High Park (Edmonton), Edmonton, AB

Custom New Build/ Legal Basement Suite/ Move-In Ready Welcome to 11016 149 Street, a European-inspired half duplex combining style, functionality, and income potential. This custom-built home is fully finished and includes a legal basement suite, perfect for rental income or multigenerational living. The main floor showcases a sleek open-concept layout with modern Italian finishes, hardwood floors, ceramic tile, and a stylish kitchen with quartz countertops, large island, and stainless steel appliances. A convenient half bath completes the main level. Upstairs, you'll find 3 spacious bedrooms, laundry, and 2 full bathrooms, including a chic 5-piece ensuite in the luxurious primary suite. The legal basement suite includes a kitchen, bedroom, full bathroom, and living area — ideal for tenants or guests. The Central A/C, double detached garage, quick possession, and quality furnishings throughout, completes this beautiful home! Close to schools, parks, shopping, and transit, this move-in ready home is

Built in 2024

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4429949  |
| Price  | \$659,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,615         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11016 149 Street     |
| Area        | Edmonton             |
| Subdivision | High Park (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 1M8              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Hot Water Tankless, No Smoking Home, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Furniture Included, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Curtains and Blinds |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 3   |
| Has Suite         | Yes   |
| 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    | April 9th, 2025 |
| Days on Market | 38              |
| Zoning         | Zone 21         |

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Listing information last updated on May 17th, 2025 at 2:32am MDT