

\$799,900 - 8713 149 Street, Edmonton

MLS® #E4433176

\$799,900

5 Bedroom, 3.50 Bathroom, 1,868 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Welcome to this beautifully crafted, newly built INFILL in prestigious Parkview! Offering over 2,600 sq/ft of total living space, this home has been FULLY SOUNDPROOFED! Ideal for families, professionals, or investors seeking a turnkey opportunity with a fully finished LEGAL SUITE. The main floor features an open-concept layout with a chef's kitchen offering quartz countertops, custom cabinetry, a large island, and premium stainless-steel appliances. Bright living and dining areas with oversized windows and a cozy fireplace create an inviting atmosphere. Upstairs, the primary suite boasts a walk-in closet and a luxurious 5PC ensuite with dual vanities, a soaker tub, and a large shower. Two additional bedrooms, a 4PC bath, built-in tech area and a laundry closet complete the upper level. The fully finished legal basement suite includes 2 bedrooms, a 4PC bath, a full kitchen, in-suite laundry, and a separate entrance. Easy access to Whitemud, top schools, shopping, parks, and minutes to Downtown!

Built in 2025

Essential Information

MLS® # E4433176

Price \$799,900

Bedrooms 5



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,868 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 8713 149 Street |
| Area | Edmonton |
| Subdivision | Parkview |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5R 1B5 |

Amenities

| | |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, See Remarks, Infill Property, HRV System |
| Parking | Double Garage Detached, See Remarks |

Interior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two, Dishwasher-Two |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Vinyl, Stucco, Hardie Board Siding |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Level Land, Paved Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl, Stucco, Hardie Board Siding |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 28th, 2025 |
| Days on Market | 43 |
| Zoning | Zone 10 |

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 June 10th, 2025 at 6:17pm MDT