# \$699,000 - 11016 149 Street, Edmonton

MLS® #E4429949

### \$699,000

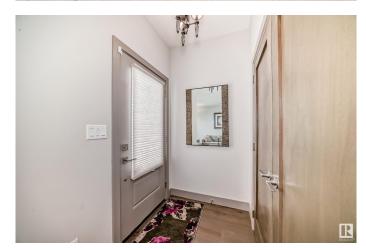
4 Bedroom, 2.50 Bathroom, 1,615 sqft Single Family on 0.00 Acres

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'II 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 â€" 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 2023

# **Essential Information**

MLS® # E4429949 Price \$699,000 Bedrooms 4

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,615

Acres 0.00

Year Built 2023

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 24

Zoning Zone 21

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 May 3rd, 2025 at 9:32am MDT