

## \$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'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 2023

### Essential Information

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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	23
Zoning	Zone 21

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Listing information last updated on May 2nd, 2025 at 3:32am MDT