

## \$450,000 - 2407 145 Avenue, Edmonton

MLS® #E4434984

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,363 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

Located on a large pie shaped lot, with a south facing backyard, this well maintained home has seen a TON of upgrades! New outlets, switches and kitchen plumbing (2025). Lorex wired security cameras, fresh paint on the fence and house trim, and new central vac (2024). Central AC, basement ensuite reno, full house LED light fixtures, partial basement reno and new HWT (2023). New flooring, and replacement of all toilets (2022). The main floor is home to a living room, dining room, kitchen and breakfast nook. It's open to the 3rd level and has views of the backyard. Upstairs you'll find the primary bedroom, complete with a full ensuite. There are also two more bedrooms, and another full bathroom upstairs. The 3rd level is home to a family room, with a gorgeous fireplace. There is also a MASSIVE 4th bedroom with its own ensuite and sitting area. The basement is 90% finished and features another living space, crawlspace storage, laundry and utilities. This home is a MUST SEE!

Built in 1981

### Essential Information

MLS® # E4434984

Price \$450,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,363
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	2407 145 Avenue
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2J5

### Amenities

Amenities	Air Conditioner, Crawl Space, Detectors Smoke, Fire Pit
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 7th, 2025

Days on Market                2

Zoning                            Zone 35

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