# \$499,900 - 5530 145a Avenue, Edmonton

MLS® #E4445398

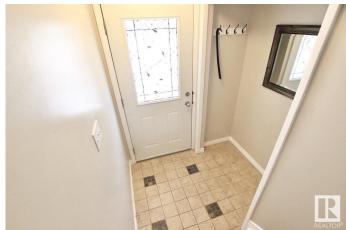
#### \$499,900

4 Bedroom, 3.00 Bathroom, 2,476 sqft Single Family on 0.00 Acres

Casselman, Edmonton, AB

**UPGRADED 2 STOREY WITH TRIPLE** ATTACHED GARAGE ON MASSIVE PIE LOT **BACKING GREENSPACE & WALKING** TRAILS! This home is perfect for the whole family with over 2400 sqft on the upper 2 levels including 4 HUGE bedrooms, 3 Full Bathrooms, 2 Large living rooms, as well as a basement ready for your finishing touches! The upgrades feature a stunning open concept kitchen with a gas range and built-in appliances! Other note worthy features are, wood burning fire place, main floor den (capable to be laundry room & still has 220V & plumbing), primary bedroom south facing balcony, and oversized front windows for all the natural light! Outside is like your own private oasis with a massive backyard that features mature trees & shrubs, sand pit, gazebo area as well as an array of fruit trees! To finish off the home the TRIPLE TANDEM ATTACHED GARAGE is perfect for storing all the vehicles/toys and the DRIVE-THROUGH overhead door makes it easy access to the backyard. Don't miss out on this awesome home/property!







Built in 1975

### **Essential Information**

MLS® # E4445398 Price \$499,900 Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,476 Acres 0.00 Year Built 1975

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 5530 145a Avenue

Area Edmonton
Subdivision Casselman
City Edmonton
County ALBERTA

Province AB

Postal Code T5A 2S1

## **Amenities**

Amenities Gazebo, Parking-Extra, Storage-In-Suite, Vinyl Windows

Parking Tandem, Triple Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In,

Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas,

Washer, Window Coverings

Heating Forced Air-2, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Brick, Metal, Stucco

Exterior Features Fenced, Landscaped, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Metal, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 1st, 2025

Days on Market 5

Zoning Zone 02

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Listing information last updated on July 6th, 2025 at 1:17pm MDT