

## **\$385,000 - 5619 140a Avenue, Edmonton**

MLS® #E4463398

### **\$385,000**

3 Bedroom, 2.50 Bathroom, 1,341 sqft

Single Family on 0.00 Acres

York, Edmonton, AB

Welcome to this well kept 1300+ sq. ft 2+1 bedroom bungalow in the community of York. From the moment you walk in you will be impressed with the space. The living room is spacious with an electric fireplace. The kitchen has plenty of cabinets, a good working space, an area for a small kitchen table and is steps away from the formal dining area for larger family gatherings. Completing the upstairs is the primary bedroom with a 2 piece ensuite, good sized 2nd bedroom and den with French doors onto a 2 tiered deck. Stepping into the basement is like stepping back in time. It is fully finished with a huge rec room with elevated seating, a wood burning fireplace to add extra coziness, wet bar, bedroom, laundry room, bathroom with a jacuzzi tub and plenty of storage space. Park your vehicle in the single detached garage or just keep another out of the snow under the single carport. Grow your own vegetables in the garden space or just sit and enjoy the south facing backyard. This could be the house for you!

Built in 1967

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4463398  |
| Price    | \$385,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,341                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5619 140a Avenue |
| Area        | Edmonton         |
| Subdivision | York             |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 1H4          |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | See Remarks                            |
| Parking Spaces | 4                                      |
| Parking        | Single Carport, Single Garage Detached |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Brick Facing                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stucco                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                           |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 02            |

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Listing information last updated on November 6th, 2025 at 6:32am MST