

## **\$339,900 - 1931 145a Avenue, Edmonton**

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MLS® #E4437335

**\$339,900**

4 Bedroom, 2.00 Bathroom, 936 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

**24' X 24' DOUBLE DETACHED GARAGE!**

**BUDGET FRIENDLY! LEGAL SUITE**

**POTENTIAL!** This 936 sq ft 4 bed, 2 bath bungalow in desirable Fraser is perfect for the first time buyer, investor, or downsizer! Open concept main floor unites the living / kitchen / dining space; great for entertaining & ample natural light! 3 bedrooms up, including the primary bed w/ double closets. 4 pce bath, linen storage & access to the the backyard through the rear entry space. The basement is fully finished, w/ spacious rec room, 4th bedroom, 3 pce bath, laundry, and tons of storage! Refresh to your touch or convert to secondary suite! The back yard is spacious, with tons of room for summer BBQs or bonfires! Covered & screened in gazebo to enjoy while you host parties & gatherings! Newer vinyl widows, shingles (2015). Only blocks to Fraser School, quick access to the Henday & amenities at Manning Crossing make location a winner! A must see!



Built in 1980

### **Essential Information**

MLS® #	E4437335
Price	\$339,900
Bedrooms	4
Bathrooms	2.00

Full Baths	2
Square Footage	936
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1931 145a Avenue
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1S9

### Amenities

Amenities	Deck, Gazebo, R.V. Storage
Parking	Double Garage Detached, Over Sized, RV Parking

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 19th, 2025

Days on Market 3

Zoning Zone 35

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