

## **\$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                6

Zoning                            Zone 02

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