

## \$799,900 - 8713 149 Street, Edmonton

MLS® #E4433176

**\$799,900**

5 Bedroom, 3.50 Bathroom, 1,868 sqft  
Single Family on 0.00 Acres

Parkview, Edmonton, AB

Welcome to this beautifully crafted, newly built INFILL in prestigious Parkview! Offering over 2,600 sq/ft of total living space, this home has been FULLY SOUNDPROOFED! Ideal for families, professionals, or investors seeking a turnkey opportunity with a fully finished LEGAL SUITE. The main floor features an open-concept layout with a chef's kitchen offering quartz countertops, custom cabinetry, a large island, and premium stainless-steel appliances. Bright living and dining areas with oversized windows and a cozy fireplace create an inviting atmosphere. Upstairs, the primary suite boasts a walk-in closet and a luxurious 5PC ensuite with dual vanities, a soaker tub, and a large shower. Two additional bedrooms, a 4PC bath, built-in tech area and a laundry closet complete the upper level. The fully finished legal basement suite includes 2 bedrooms, a 4PC bath, a full kitchen, in-suite laundry, and a separate entrance. Easy access to Whitemud, top schools, shopping, parks, and minutes to Downtown!

Built in 2025

### Essential Information

MLS® #	E4433176
Price	\$799,900
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,868
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8713 149 Street
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1B5

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, See Remarks, Infill Property, HRV System
Parking	Double Garage Detached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl, Stucco, Hardie Board Siding
Exterior Features	Back Lane, Flat Site, Golf Nearby, Level Land, Paved Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 28th, 2025
Days on Market	49
Zoning	Zone 10

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