

## \$695,000 - 11018 149 Street, Edmonton

MLS® #E4429958

**\$695,000**

4 Bedroom, 2.50 Bathroom, 1,561 sqft  
Single Family on 0.00 Acres

High Park (Edmonton), Edmonton, AB

Brand New/Legal Basement Suite/Move-In Ready Welcome to a beautifully built custom half duplex designed for modern living and immediate income potential. This brand new, never-occupied home features a fully finished legal basement suite and elegant European inspired design throughout. The main floor offers an open-concept layout with engineered wood, carpet, and vinyl plank flooring, a spacious living and dining area, quartz kitchen countertops, stainless steel appliances, and a large island perfect for entertaining. A convenient half bath completes the main level. Upstairs, you'll find 3 bedrooms, second-floor laundry, and 2 full bathrooms including a 3-piece ensuite with a walk-in shower and a second full bathroom with a bathtub. The legal basement suite includes a full kitchen, bedroom, living area, and full bathroom ideal for rental income or guests. Additional features include central A/C, double detached garage, and quick possession. This home is perfect for families, a turnkey property with luxury!

Built in 2023

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4429958  |
| Price  | \$695,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,561         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11018 149 Street     |
| Area        | Edmonton             |
| Subdivision | High Park (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 1M8              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Hot Water Tankless, No Animal Home, No Smoking Home, Infill Property, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Furniture Included, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Slab   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 21         |

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Listing information last updated on April 26th, 2025 at 2:02pm MDT