

## \$329,900 - 7803 141 Avenue, Edmonton

MLS® #E4456676

**\$329,900**

4 Bedroom, 2.00 Bathroom, 1,091 sqft

Single Family on 0.00 Acres

Kildare, Edmonton, AB

**PERFECT STARTER HOME or POTENTIAL INFILL!** This partially renovated 4 level-split situated on an approximately 60 ft. wide by 120 ft. long lot in mature Kildare has plenty to offer the young family or developers. Efficient floor plan on main provides bright living room with hardwood floors, separate dining area and practical kitchen which overlooks the yard.

The upper level offers 2 ample bedrooms and upgraded 4 pc bath. The lower level has additional 2 bedrooms and another upgraded 4pc bath. The basement has a large family room, sizable laundry area and utility/storage room. Ample south facing backyard is fenced and comes with storage shed and double detached garage. Big ticket upgrades include; newer shingles, most windows, furnace and hot water tank. Well situated to take advantage of the shopping and amenities nearby as well as quick access to major routes. **QUICK POSSESSION & MOVE IN READY!**

Built in 1968

### Essential Information

MLS® #	E4456676
Price	\$329,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,091
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	7803 141 Avenue
Area	Edmonton
Subdivision	Kildare
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2N4

### Amenities

Amenities	Parking-Extra, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 8th, 2025
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Days on Market 1

Zoning Zone 02

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Listing information last updated on September 9th, 2025 at 5:17pm MDT