

## \$599,000 - 7614 149 Street, Edmonton

MLS® #E4456392

**\$599,000**

3 Bedroom, 2.50 Bathroom, 1,225 sqft

Single Family on 0.00 Acres

Rio Terrace, Edmonton, AB

Welcome to the mature tree lined street in the desirable Rio Terrace neighborhood. This 1224 SQ/FT bungalow is situated on a MASSIVE 8500 SQ/FT SUBDIVIDABLE 70' x 130' lot with a west facing backyard. This spacious property offers endless potential for investors, builders, or families looking to develop. Main level features vinyl plank flooring 3 bedrooms and 2 bathrooms with an updated kitchen with ample cabinet space and quartz countertops. The fully finished basement offers a huge rec room with a gas fireplace, additional full bathroom and tons of storage space. Outside the oversized double detached garage finishes off the fully landscaped yard. Located close to downtown & freeways, schools. Now is your opportunity to live in one of Edmonton's premier communities!

Built in 1961

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456392  |
| Price          | \$599,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,225     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1961                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7614 149 Street |
| Area        | Edmonton        |
| Subdivision | Rio Terrace     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 1A7         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner, Deck, Front Porch |
| Parking   | Double Garage Detached             |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                             |
| Fireplaces        | Tile Surround                                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                  |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                             |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Stucco                                                                                             |
| Foundation        | Concrete Perimeter                                                                                       |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Rio Terrace School    |
| Middle     | Hillcrest             |
| High       | Jasper Place, St. F.X |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 72                  |
| Zoning         | Zone 22             |

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Listing information last updated on November 14th, 2025 at 9:32pm MST