

## \$434,900 - 7907 145 Avenue, Edmonton

MLS® #E4444959

**\$434,900**

4 Bedroom, 2.50 Bathroom, 1,254 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Welcome to this beautifully renovated 3+1 bedroom bungalow, nestled in the family friendly neighbourhood of Kilkenny. This charming home boasts numerous upgrades - including windows & doors, shingles, lighting, A/C, furnace & HWT, all bathrooms, plus the kitchen w/maple cabinets, granite counters, and newer appliances. The kitchen is perfect for cooking and entertaining! The main floor also showcases the primary bedroom w/2-piece ensuite, 2 additional bedrooms, 4-piece bath, and multiple storage closets. Downstairs the finished basement is an entertainer's dream, complete with a spacious rec. room w/fireplace & bar, 4th bedroom, 3-piece bath, laundry room w/soaker sink, and 2 storage rooms. The huge backyard area features a fire pit, stone patio, and raised gardens. There's also RV parking and a massive 24x24 heated detached garage, offering ample space for parking, projects, and storage. This home offers the perfect blend of style, comfort, and functionality - an ideal space for your family to call home!

Built in 1968

### Essential Information

MLS® # E4444959

Price \$434,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7907 145 Avenue
Area	Edmonton
Subdivision	Kilkenny
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2S8

### Amenities

Amenities	Air Conditioner, Bar, Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking	Double Garage Detached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	J.A.Fife/ St.Philip
Middle	Londonderry/Cardinal Leger
High	M.E.LaZerte/ Oâ€™Leary

### Additional Information

Date Listed	June 28th, 2025
Days on Market	4
Zoning	Zone 02

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