

# \$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 | 15              |
| Zoning         | Zone 02         |

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Listing information last updated on July 13th, 2025 at 12:02pm MDT