Courtesy Of Krista L Smith Of RE/MAX Professionals

$629,900 - 7614 149 Street, Edmonton

MLS® #E4456392

$629,900
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	$629,900
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	61
Zoning	Zone 22

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