

## \$639,000 - 11018 149 Street, Edmonton

MLS® #E4429958

**\$639,000**

4 Bedroom, 2.50 Bathroom, 1,561 sqft  
Single Family on 0.00 Acres

High Park (Edmonton), Edmonton, AB

Brand New/Legal Basement Suite/Move-In Ready Welcome to a beautifully built custom half duplex designed for modern living and immediate income potential. This brand new, never-occupied home features a fully finished legal basement suite and elegant European inspired design throughout. The main floor offers an open-concept layout with engineered wood, carpet, and vinyl plank flooring, a spacious living and dining area, quartz kitchen countertops, stainless steel appliances, and a large island perfect for entertaining. A convenient half bath completes the main level. Upstairs, you'll find 3 bedrooms, second-floor laundry, and 2 full bathrooms including a 3-piece ensuite with a walk-in shower and a second full bathroom with a bathtub. The legal basement suite includes a full kitchen, bedroom, living area, and full bathroom ideal for rental income or guests. Additional features include central A/C, double detached garage, and quick possession. This home is perfect for families, a turnkey property with luxury!

Built in 2024

### Essential Information

MLS® #	E4429958
Price	\$639,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,561
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	11018 149 Street
Area	Edmonton
Subdivision	High Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 1M8

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Hot Water Tankless, No Animal Home, No Smoking Home, Infill Property, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Furniture Included, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

**Additional Information**

Date Listed	April 9th, 2025
Days on Market	60
Zoning	Zone 21

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