

## \$445,000 - 12203 149 Avenue, Edmonton

MLS® #E4452110

### \$445,000

4 Bedroom, 3.00 Bathroom, 1,258 sqft  
Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

Beautiful spacious bungalow in Caernarvon, situated on a huge pie-shaped lot! As you step inside, you are greeted by gleaming hardwood throughout, a big living room with a bow window and a cozy wood-burning fireplace, and a formal dining room. The large, updated kitchen has stainless steel appliances and plenty of cupboard and counter space. Big primary bedroom with its own 3-piece ensuite, two more good-size bedrooms and a 4-piece bathroom complete the main level. The fully developed basement offers plenty of additional living space with a wet bar and another fireplace, a fourth bedroom, a 3-piece bathroom, and lots of storage. Enjoy your own oasis in the huge south-facing backyard, ideal for entertaining and family gatherings! Heated, double attached garage. Upgrades include shingles, windows, furnace, hot water tank, light fixtures, and more. Quiet location within minutes to parks, schools, public transportation, and all major amenities. This is the house your family has been waiting for!

Built in 1975

### Essential Information

MLS® #	E4452110
Price	\$445,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,258
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12203 149 Avenue
Area	Edmonton
Subdivision	Caernarvon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 2E1

### **Amenities**

Amenities	Patio, Wet Bar
Parking	Double Garage Attached, Heated

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Metal, Stucco
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Brick, Metal, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 8th, 2025  
Days on Market 3  
Zoning Zone 27

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