

## \$329,900 - 7803 141 Avenue, Edmonton

MLS® #E4456676

**\$329,900**

4 Bedroom, 2.00 Bathroom, 1,091 sqft

Single Family on 0.00 Acres

Kildare, Edmonton, AB

**PERFECT STARTER HOME or POTENTIAL INFILL!** This partially renovated 4 level-split situated on an approximately 60 ft. wide by 120 ft. long lot in mature Kildare has plenty to offer the young family or developers. Efficient floor plan on main provides bright living room with hardwood floors, separate dining area and practical kitchen which overlooks the yard.

The upper level offers 2 ample bedrooms and upgraded 4 pc bath. The lower level has additional 2 bedrooms and another upgraded 4pc bath. The basement has a large family room, sizable laundry area and utility/storage room. Ample south facing backyard is fenced and comes with storage shed and double detached garage. Big ticket upgrades include; newer shingles, most windows, furnace and hot water tank. Well situated to take advantage of the shopping and amenities nearby as well as quick access to major routes. **QUICK POSSESSION & MOVE IN READY!**

Built in 1968

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456676  |
| Price     | \$329,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,091                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7803 141 Avenue |
| Area        | Edmonton        |
| Subdivision | Kildare         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 2N4         |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking-Extra, Vinyl Windows |
| Parking Spaces | 2                            |
| Parking        | Double Garage Detached       |

### Interior

|              |                                                           |
|--------------|-----------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                 |
| Stories      | 4                                                         |
| Has Basement | Yes                                                       |
| Basement     | Full, Finished                                            |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                       |
| Exterior Features | Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stucco                                                       |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 8th, 2025 |
|-------------|---------------------|

Days on Market 13

Zoning Zone 02

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Listing information last updated on September 21st, 2025 at 12:17pm MDT