

## \$499,900 - 5530 145a Avenue, Edmonton

MLS® #E4447102

**\$499,900**

4 Bedroom, 3.00 Bathroom, 2,476 sqft

Single Family on 0.00 Acres

Casselman, Edmonton, AB

UPGRADED 2 STOREY WITH OVERSIZED DOUBLE ATTACHED GARAGE ON MASSIVE PIE LOT BACKING GREENSPACE & WALKING TRAILS! This home is perfect for the whole family with over 2400 sqft on the upper 2 levels including 4 HUGE bedrooms, 3 Full Bathrooms, 2 Large living rooms, as well as a basement ready for your finishing touches! The upgrades feature a stunning open concept kitchen with a gas range and built-in appliances! Other note worthy features are, wood burning fire place, main floor den (capable to be laundry room & still has 220V & plumbing), primary bedroom south facing balcony, and oversized front windows for all the natural light! Outside is like your own private oasis with a massive backyard that features mature trees & shrubs, sand pit, gazebo area as well as an array of fruit trees! To finish off the home the HUGE DOUBLE ATTACHED GARAGE is perfect for storing all the vehicles/toys and the DRIVE-THROUGH overhead door makes it easy access to the backyard. Don't miss out on this awesome home/property!

Built in 1975

### Essential Information

MLS® # E4447102

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,476                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5530 145a Avenue |
| Area        | Edmonton         |
| Subdivision | Casselman        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 2S1          |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Gazebo, Parking-Extra, Storage-In-Suite, Vinyl Windows |
| Parking   | Double Garage Attached, Over Sized                     |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                 |
| Stories           | 2                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full, Partially Finished                                                                                                                  |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Brick, Metal, Stucco                   |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Brick, Metal, Stucco                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 10th, 2025

Days on Market                24

Zoning                            Zone 02

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