

\$280,000 - 2509 149 Avenue, Edmonton

MLS® #E4434989

\$280,000

4 Bedroom, 1.50 Bathroom, 1,215 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

Affordable living with no condo fees! This spacious 2-storey half duplex in the welcoming community of Fraser offers 4 bedrooms and 1.5 bathrooms—an excellent opportunity for first-time buyers, growing families, or savvy investors. Step inside to a bright main floor featuring a cozy living room, a dining area perfect for family meals, a functional kitchen with ample cabinet space, and a convenient half bathroom. Upstairs, you'll find the primary bedroom, two additional bedrooms, and a full 4-piece bathroom. The finished basement adds even more living space with a large rec room and a fourth bedroom—ideal for guests, a home office, or a playroom. The fully fenced backyard backs onto a quiet open field, providing extra privacy and room to relax or entertain outdoors. Parking is easy with a large pad at the back and plenty of street parking out front. Conveniently located near schools, shopping, public transit, parks, and all essential amenities. A great place to call home!

Built in 1981

Essential Information

MLS® # E4434989

Price \$280,000

Bedrooms 4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,215
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2509 149 Avenue
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2G5

Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke, Vinyl Windows
Parking	Front Drive Access, Parking Pad Cement/Paved

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed May 7th, 2025
Days on Market 2
Zoning Zone 35

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on May 9th, 2025 at 7:02pm MDT