

# \$450,000 - 7716 144 Avenue, Edmonton

MLS® #E4432419

**\$450,000**

4 Bedroom, 2.50 Bathroom, 1,290 sqft  
Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Discover this beautifully renovated single-family home in the heart of Kilkenny, offering the perfect blend of style and functionality. Featuring 4 bedrooms all conveniently located on the main floor, this home boasts 2.5 bathrooms, including tastefully updated finishes. Recent renovations include stylish new flooring throughout, a sleek kitchen with quartz countertops, and refreshed bathrooms that bring a touch of luxury. Outside, you'll find new shingles and an oversized double detached garage providing ample space and storage. The home also includes a separate entrance and rough-ins for a secondary kitchen in the basement—ideal for a future suite. Additional upgrades include a high-efficiency furnace and hot water tank, offering peace of mind and energy savings. Move-in ready and perfectly located, this is the ideal home for families or investors alike!

Built in 1968

## Essential Information

MLS® #	E4432419
Price	\$450,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,290
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	7716 144 Avenue
Area	Edmonton
Subdivision	Kilkenny
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2S1

### **Amenities**

Amenities	On Street Parking
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 24th, 2025

Days on Market 2

Zoning Zone 02

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 April 26th, 2025 at 2:32am MDT