

## \$404,900 - 6308 144a Avenue, Edmonton

MLS® #E4444035

**\$404,900**

4 Bedroom, 1.50 Bathroom, 1,042 sqft

Single Family on 0.00 Acres

Mcleod, Edmonton, AB

A 10 OUT OF 10 LOCATION!! Welcome to the amazing community of Mcleod. This home is a half block to Mcleod Park and all the schools, public transportation plus a short walk to Londenderry mall and M.E LaZerte high School. When you pull up you will find a very nice curb appeal with Vinyl siding, new sidewalk, shingles , front step and railing. Inside the main floor has a large living room with the original refinished hardwood floor, an updated kitchen with ceramic tile and in the dining room, patio doors the the newer deck with a gazebo, an beautiful updated bath and 3 bedrooms. The basement features a huge family/rec room with a wood stove, another bath, bed room and a good size laundry/utility room. Other updates are Garage door, Exterior doors, shingles house & garage, Tank less hot water, A.C, furnace , gazebo and storage shed. The garage is oversized and fencing is maintenance free.

Built in 1967

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444035  |
| Price      | \$404,900 |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,042                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6308 144a Avenue |
| Area        | Edmonton         |
| Subdivision | Mcleod           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 1S4          |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Hot Water Tankless, See Remarks |
| Parking   | Double Garage Detached, Over Sized, RV Parking         |

### Interior

|              |                                                                                                                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, 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, Stucco, Vinyl                                                                                                                              |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                 |
| Construction      | Wood, Stucco, Vinyl                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                               |

### Additional Information

Date Listed June 24th, 2025

Days on Market 44

Zoning Zone 02

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Listing information last updated on August 7th, 2025 at 9:17am MDT