

\$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 27

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 August 6th, 2025 at 3:48pm MDT