

## \$384,000 - 5616 140a Avenue, Edmonton

MLS® #E4446790

**\$384,000**

3 Bedroom, 1.50 Bathroom, 1,170 sqft

Single Family on 0.00 Acres

York, Edmonton, AB

Well Built and Maintained 1170 sq ft 3 Bedroom Bungalow on a large lot in a quiet location in York. This home has a number of upgrades including a Newer Roof, Windows, Furnace and Hot Water Tank. The main floor has carpeting over Oak Flooring - Great Bonus. The main floor has a large Living Room with Plenty of Natural Light, a Formal Dining Room, a Large Maple Kitchen with plenty of cupboard space and an Eating Area. The main floor also has a Primary Bedroom c/w an ensuite, two additional bedrooms, and a 4 piece bathroom. The basement has a large Family Room and an area for Rec Room development. The back yard has a patio area for Friends and Family BBQs, a nice lawn, and a double detached garage with additional space space next to it for an RV or Boat. Great Location close to Public Transportation, Schools, Shopping and quick access to the Anthony Henday.

Built in 1964

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446790  |
| Price      | \$384,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,170                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5616 140a Avenue |
| Area        | Edmonton         |
| Subdivision | York             |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 1H3          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | No Animal Home                     |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, RV Parking |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                  |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                         |
| Stories           | 2                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Full, Partially Finished                                                                                                                          |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Fenced, Flat Site, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Vinyl                                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 9th, 2025

Days on Market                25

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 3rd, 2025 at 3:02am MDT