

## \$389,999 - 2227 141 Avenue, Edmonton

MLS® #E4438774

**\$389,999**

3 Bedroom, 2.00 Bathroom, 1,046 sqft  
Single Family on 0.00 Acres

Bannerman, Edmonton, AB

Welcome to this well-kept 4-level split offering smart design, inviting spaces, and a true sense of home. With 3 bedrooms and 2 full bathrooms, there's plenty of room to live, work, and relax. The bright main floor features a functional kitchen and cozy dining area that opens to a spacious living room—perfect for gatherings or quiet nights in. The lower levels add a flexible family room, office, or play area to fit your lifestyle. Step outside to a private backyard retreat with mature trees—ideal for morning coffee or evening downtime. An oversized, finished single garage adds bonus storage or workshop space. Best of all, you can watch your kids walk to the nearby K-6 school right from your front step. Just a two-minute walk takes you to Edmonton's stunning North Saskatchewan River trail system—perfect for biking, walking, and reconnecting with nature. Newer shingles and HWT(2021) A home like this is rare: practical, peaceful, and full of heart!!

Built in 1978

### Essential Information

MLS® #	E4438774
Price	\$389,999
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,046
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	2227 141 Avenue
Area	Edmonton
Subdivision	Bannerman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1C4

### Amenities

Amenities	Off Street Parking, Hot Water Natural Gas, No Smoking Home
Parking Spaces	4
Parking	Over Sized, Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Bannerman K-6
Middle	John D. Bracco 7-9
High	M.E. LaZerte 10-12

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	20
Zoning	Zone 35

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