

## \$724,900 - 8713 149 Street, Edmonton

MLS® #E4448373

**\$724,900**

5 Bedroom, 3.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

QUALITY-BUILT INFILL WITH LEGAL 2-BEDROOM SUITE—DESIGNED FOR MODERN LIVING AND LONG-TERM VALUE! Built by KBM VILLAS INC, this BRAND NEW home offers nearly 1,815 SQFT ABOVE GRADE plus a FULLY FINISHED BASEMENT. With 15+ years of experience, this family-owned builder is known for “QUALITY WITHOUT COMPROMISE,” reflected in every detail. The bright, open-concept main floor boasts 9 FT CEILINGS and a CHEF™S KITCHEN with WALK-IN PANTRY, quartz counters, and premium finishes. Upstairs features 3 bedrooms, convenient laundry, and a luxurious primary retreat with 5PC ENSUITE. The LEGAL BASEMENT SUITE includes 2 bedrooms, full kitchen, laundry, and spacious rec room—ideal for RENTAL INCOME or MULTIGENERATIONAL LIVING. Thoughtfully designed with extra insulation and soundproofing, this home blends seamlessly into the mature neighbourhood while exceeding comfort standards. Close to schools, parks, shopping, and major routes—this is a home built to last by a builder who cares.

Built in 2025

### Essential Information



MLS® #	E4448373
Price	\$724,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,807
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8713 149 Street
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1B5

### Amenities

Amenities	Carbon Monoxide Detectors, Vinyl Windows, Infill Property
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	59
Zoning	Zone 10

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