

\$325,000 - 6208 149 Avenue, Edmonton

MLS® #E4465566

\$325,000

4 Bedroom, 2.00 Bathroom, 1,075 sqft

Single Family on 0.00 Acres

McLeod, Edmonton, AB

This McLeod bungalow is a smart match for families looking to keep their budget in check. Visit the REALTOR®'s website for full details. With 3 bedrooms upstairs, a fully finished basement, & an oversized double detached garage, this bungalow sits on a generous 600m²+ lot in a mature neighbourhood with tree-lined streets. Thoughtful upgrades include vinyl windows throughout the main floor, new carpet (2019), new shingles (2022), & new eavestroughs (2025). Bonus: a large permitted shed has its own foundation. For a future upside, the back door is setup for separate entrance & the mechanical room is large enough for a second furnace which could lead to a secondary suite. Location-wise, you're within walking distance of Londonderry Mall, M.E. LaZerte High School, & McLeod Park. Costco & Manning Crossing are just a short drive away, & access to public transit is excellent. If you're after a detached home that checks the boxes without shared walls, condo fees, or HOA rules, this might just be your next move.

Built in 1969

Essential Information

MLS® # E4465566

Price \$325,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6208 149 Avenue
Area	Edmonton
Subdivision	Mcleod
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1V8

Amenities

Amenities	Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	McLeod School
Middle	Steele Heights School
High	M.E. LaZerte School

Additional Information

Date Listed	November 13th, 2025
Days on Market	3
Zoning	Zone 02

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Listing information last updated on November 16th, 2025 at 8:17am MST