

## \$459,900 - 6011 146 Avenue, Edmonton

MLS® #E4441416

**\$459,900**

5 Bedroom, 2.00 Bathroom, 1,039 sqft

Single Family on 0.00 Acres

McLeod, Edmonton, AB

STUNNING family home with LEGAL SUITE in McLeod! This FULLY RENOVATED home has it all! The GORGEOUS main floor offers an AMAZING new kitchen with quartz counters, modern white cabinets and s/s appliances! 3 bedrooms and a brand new 4 piece bathroom complete this level. The FULLY FINISHED Legal basement suite boasts 2 LARGE bedrooms, a brand new full bathroom, and a BEAUTIFUL open concept kitchen and living area with large pantry. This suite is the perfect addition to help with mortgage payments as either a long term rental or AirBnB. Nothing left to do with newer windows, new shingles, flooring, modern trim and paint! HUGE private backyard. GREAT location! Close to multiple schools, shopping, local rec center and pool, with quick access to the Henday, Yellowhead and Manning Drive. Perfect family home or investment property!

Built in 1968

### Essential Information

MLS® #	E4441416
Price	\$459,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,039



Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6011 146 Avenue
Area	Edmonton
Subdivision	Mcleod
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1S9

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, Vinyl Windows
Parking	Single Garage Detached

### Interior

Appliances	Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 9th, 2025
Days on Market	7

## 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 June 16th, 2025 at 7:02pm MDT