

\$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 | 49 |
| Zoning | Zone 10 |

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Listing information last updated on September 4th, 2025 at 8:48am MDT