

## \$744,900 - 8713 149 Street, Edmonton

MLS® #E4448373

**\$744,900**

5 Bedroom, 3.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

BRAND NEW INFILL WITH LEGAL 2-BEDROOM BASEMENT SUITE, CRAFTED WITH PRIDE BY KBM VILLAS INC! This stunning home offers nearly 1,815 SQFT ABOVE GRADE and a FULLY FINISHED BASEMENT—blending modern function with timeless craftsmanship. Built by a family-owned builder with 15+ years' experience, every detail reflects their commitment to "QUALITY WITHOUT COMPROMISE." • Enjoy 9 FT CEILINGS, a bright open-concept layout, and a CHEF'S KITCHEN with WALK-IN PANTRY, quartz counters, and premium finishes. Upstairs features 3 bedrooms, laundry, and a 5PC ENSUITE in the luxurious primary retreat. The LEGAL BASEMENT SUITE includes 2 bedrooms, full kitchen, laundry, and a spacious rec room—ideal for income or multigenerational living. Thoughtfully designed to blend into the mature neighbourhood, and built w/ extra insulation/sound proofing to ensure a peaceful home and exceed comfort standards. Located near 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	\$744,900
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	1
Zoning	Zone 10

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Listing information last updated on July 18th, 2025 at 7:47pm MDT