

\$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	14
Zoning	Zone 10

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 July 31st, 2025 at 4:02pm MDT