



## 7308 149A Avenue Edmonton AB

\$388,000

Welcome to Kilkenny! This well-maintained, ONE-OWNER 3+1 bedroom, 2.5 bath bungalow offers a bright, open-concept layout with LARGE WINDOWS that bring in plenty of natural light. The kitchen features a built-in seating/eating area, and the dining room includes convenient storage space. The primary bedroom is complete with a 2-piece ensuite for added privacy. The FULLY FINISHED BASEMENT is perfect for entertaining, with a spacious rec room that boasts a wood-burning fireplace and a BUILT-IN BAR, along with an additional bedroom. Outside, you'll find a large, FULLY FENCED BACKYARD, ideal for outdoor activities, along with an OVERSIZED DOUBLE DETACHED HEATED GARAGE that offers ample parking and storage. This home is located within walking distance to public transportation, shopping, schools, and an ice rink, making it an excellent choice for families or anyone seeking convenience and comfort.

Listing Presented By:



Originally Listed by:  
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