

## \$749,900 - 6327 145a Street, Edmonton

MLS® #E4444393

**\$749,900**

5 Bedroom, 3.00 Bathroom, 2,138 sqft

Single Family on 0.00 Acres

Brander Gardens, Edmonton, AB

Spacious 2,138 sq ft two-storey located in the sought-after community of Brander Gardens. This beautifully maintained 4-bedroom home features a bright, open layout with a striking loft overlooking the formal living room, a dedicated dining area, and a sunken family room with a cozy wood-burning fireplace. The kitchen showcases granite countertops and connects seamlessly to the main living spaces. Upstairs offers three generously sized bedrooms, two elegant 5-piece bathrooms, and a versatile open loft—perfect for a home office, reading nook, or bonus space. Notable features include oak hardwood, tile and carpet flooring, granite countertops throughout, two high-efficiency furnaces, dual hot water tanks, central air conditioning, and updated windows. The large, maturely landscaped yard boasts a concrete patio and built-in fire pit—ideal for outdoor living and entertaining. An exceptional opportunity in a prime location close to top-rated schools, scenic trails, and the river valley.

Built in 1975

### Essential Information

MLS® # E4444393

Price \$749,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,138                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6327 145a Street |
| Area        | Edmonton         |
| Subdivision | Brander Gardens  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6H 4J1          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Fire Pit, Patio        |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Brick Facing                                                                                                                |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Partially Finished                                                                                                    |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                                      |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Metal |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Brander Gardens School    |
| Middle     | Archbishop Joseph MacNeil |
| High       | Lillian Osborne High      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 38              |
| Zoning         | Zone 14         |

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