

## \$389,999 - 2227 141 Avenue, Edmonton

MLS® #E4438774

**\$389,999**

3 Bedroom, 2.00 Bathroom, 1,046 sqft  
Single Family on 0.00 Acres

Bannerman, Edmonton, AB

Welcome to this well-kept 4-level split offering smart design, inviting spaces, and a true sense of home. With 3 bedrooms and 2 full bathrooms, there's plenty of room to live, work, and relax. The bright main floor features a functional kitchen and cozy dining area that opens to a spacious living room—perfect for gatherings or quiet nights in. The lower levels add a flexible family room, office, or play area to fit your lifestyle. Step outside to a private backyard retreat with mature trees—ideal for morning coffee or evening downtime. An oversized, finished single garage adds bonus storage or workshop space. Best of all, you can watch your kids walk to the nearby K-6 school right from your front step. Just a two-minute walk takes you to Edmonton's stunning North Saskatchewan River trail system—perfect for biking, walking, and reconnecting with nature. Newer shingles and HWT(2021) A home like this is rare: practical, peaceful, and full of heart!!

Built in 1978

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4438774  |
| Price     | \$389,999 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,046                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2227 141 Avenue |
| Area        | Edmonton        |
| Subdivision | Bannerman       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1C4         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Hot Water Natural Gas, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Over Sized, Single Garage Detached                         |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 4   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Metal, Stucco   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Metal, Stucco   |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                    |
|------------|--------------------|
| Elementary | Bannerman K-6      |
| Middle     | John D. Bracco 7-9 |
| High       | M.E. LaZerte 10-12 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 41             |
| Zoning         | Zone 35        |

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Listing information last updated on July 7th, 2025 at 3:02am MDT