

## \$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	25
Zoning	Zone 14

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