

## \$419,900 - 5510 145a Avenue, Edmonton

MLS® #E4434412

**\$419,900**

4 Bedroom, 3.50 Bathroom, 1,034 sqft

Single Family on 0.00 Acres

Casselman, Edmonton, AB

Located in the gem community of Casselman, this property is a rare find for investors or families alike! Sitting on a spacious 7,000 sq ft lot, it offers excellent redevelopment potential for the future. Currently rented, this home provides immediate rental income—making it a true turnkey investment. The main floor features 3 bedrooms and 1.5 baths, while the finished basement adds even more value with 1 bedroom, 1 den, and 2 full bathrooms—perfect for extended family or rental flexibility. Enjoy peace of mind with brand new shingles and a massive 24x24 double garage. Conveniently situated just minutes from schools, grocery stores, gyms, and all essential amenities. Whether you’re looking to expand your investment portfolio or settle your family into a well-located home, this property checks all the boxes. Don’t miss out on this opportunity in one of Edmonton’s most promising communities!

Built in 1975

### Essential Information

MLS® #	E4434412
Price	\$419,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,034
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5510 145a Avenue
Area	Edmonton
Subdivision	Casselman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2S1

### Amenities

Amenities	No Animal Home, No Smoking Home, Infill Property
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter, Slab

**Additional Information**

Date Listed            May 4th, 2025  
Days on Market       8  
Zoning                 Zone 02

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