

\$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	14
Zoning	Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 17th, 2025 at 11:32pm MDT