

## \$440,000 - 7011 152a Avenue, Edmonton

MLS® #E4430246

**\$440,000**

6 Bedroom, 2.50 Bathroom, 1,155 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Welcome to this spacious and versatile 6-bedroom bungalow. This home features both a single attached garage and a double heated detached garage, offering ample parking and storage. Upon entering, you're greeted by a bright and inviting living room, ideal for relaxing and entertaining. The kitchen boasts upgraded flooring and a stunning backsplash that adds a touch of elegance and warmth. The spacious bedrooms are complemented by a beautiful 4-piece bathroom, while the primary suite features its own private ensuite. The 3-bedroom basement is thoughtfully tailored for both privacy and entertaining, complete with a 3-piece bathroom. Optimal potential for a secondary suite. The landscaping was smartly designed as an oasis, perfect for evening nights on the patio, relaxing by the fire pit. Recent upgrades: Newer shingles (2021), landscaping, customized blinds, hot water tank (2023)

Built in 1969

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430246  |
| Price      | \$440,000 |
| Bedrooms   | 6         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,155                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 7011 152a Avenue |
| Area        | Edmonton         |
| Subdivision | Kilkenny         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5C 2Z2          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | No Smoking Home                                |
| Parking   | Double Garage Detached, Single Garage Attached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            April 10th, 2025  
Days on Market      5  
Zoning                Zone 02

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