

## \$539,999 - 2528 152 Avenue, Edmonton

MLS® #E4451600

**\$539,999**

4 Bedroom, 4.00 Bathroom, 1,571 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

Great opportunity . If you are looking for mortgage helper Don't miss out on this fantastic opportunity to own a half duplex with a legal suite. This newly built half duplex boasts a thoughtfully designed layout, providing great space and comfort for your family. Step inside to discover modern finishes and an open concept living area flooded with natural light. The spacious kitchen is equipped with stainless steel appliances, sleek countertops, and plenty of storage space. This property offers proximity to schools, parks, shopping centers, and public transportation. Commuting is a breeze with easy access to major highways and public transit options. With a legal suite, this property has incredible income potential. Generate rental income while building equity in your home. Making this a smart financial choice for investors and homeowners looking for additional cash flow.

Built in 2023

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451600  |
| Price          | \$539,999 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,571     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2023          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2528 152 Avenue |
| Area        | Edmonton        |
| Subdivision | Fraser          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3Z1         |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Walk-up Basement |
| Parking Spaces | 4                                                                                                                            |
| Parking        | Double Garage Attached                                                                                                       |

### Interior

|                   |                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Stove-Gas, Washer - Energy Star, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                                                 |
| Has Suite         | Yes                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                                                    |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                   |
| Exterior Features | No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Vinyl                                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 7th, 2025

Days on Market                69

Zoning                              Zone 35

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Listing information last updated on October 15th, 2025 at 1:32am MDT