

## \$449,900 - 8610 152b Avenue, Edmonton

MLS® #E4461826

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,911 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

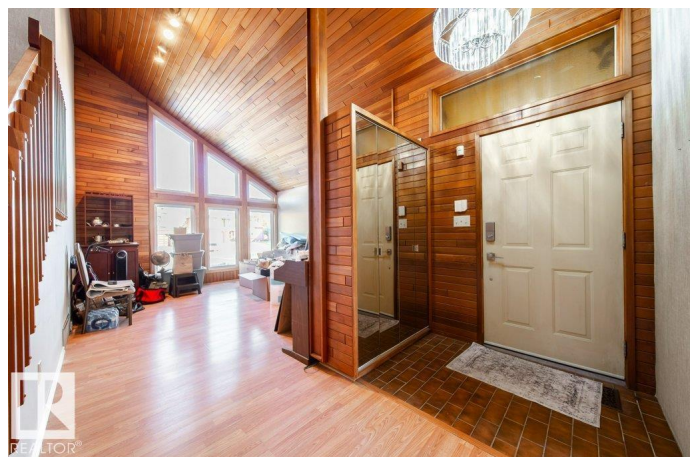
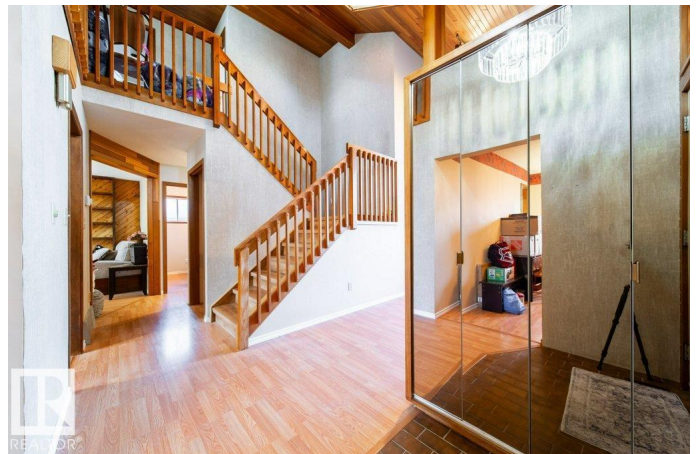
Great location! Nearby schools and parks. In quiet keyhole crescent. Perfect family home with beautiful south facing yard, over 1,911 sft + 881 sf finished basement, 3+1 Bedrooms, 4 Baths. Lots of Storage and Walk-in closets. Many major recent upgrades: Roof Shingles, Triple-pane Windows, Patio doors, Lightings, Rubber paved Driveway and Walkways, New Kitchen and Bathroom cabinets with Quartz countertops, Maintenance free Floorings in many rooms, hallway and stairs, Modern Appliances. Main floor with formal Living Room with high vaulted cedar ceiling, Family room with stone fireplace with fan, patio door with access to beautiful deck with gazebo. Dining Room next to Kitchen with Bay Breakfast Nook. Main floor Laundry Room with Walk-in closet. Upstairs Master Bedroom with Walk-in closet and 3 piece ensuite. Other Bedrooms with huge closets, one with Walk-in and storage. Basement with 4th bedroom and a 5th bedroom ready by just adding a wall in the huge Recreational Room. Quick possession is possible.

Built in 1982

### Essential Information

MLS® # E4461826

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,911                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8610 152b Avenue |
| Area        | Edmonton         |
| Subdivision | Evansdale        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 6H2          |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Detectors Smoke, Gazebo, Open Beam, Skylight, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                                                     |
| Parking        | Double Garage Attached, Front Drive Access                                                            |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                      |
| Fireplace         | Yes                                                                                                                                            |
| Fireplaces        | Heatilator/Fan, Mantel, Stone Facing                                                                                                           |
| Stories           | 3                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                 |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                     |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Schools |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Stucco, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                                      |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | St.Philip, Evansdale     |
| Middle     | Card.Leger, Dickinsfield |
| High       | O'Leary, Queen Elizabeth |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 02           |

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Listing information last updated on October 14th, 2025 at 3:32am MDT