

## \$429,900 - 7807 152b Avenue, Edmonton

MLS® #E4432907

**\$429,900**

4 Bedroom, 2.50 Bathroom, 1,183 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

AMAZING opportunity for all first-time buyers! This almost 1200 sq/ft, 4 bedrooms and 3 baths, 3 level split with open vaulted ceilings and a double detached garage in Popular North side Kilkenny. Newer shingles, all new vinyl windows & H2O tank. (2024). Main floor is bright and welcoming, filled with natural light. Separate living & spacious dining room. Kitchen features plenty of cabinet space & joins the huge 12 x 18 deck & fully fenced yard! Upstairs, you'll find three spacious bedrooms and a 4-piece bath, Master bedroom has a 3pce ensuite & walk-in closet. The lower level has a perfect large family room, with large windows, laundry room w/ 3-piece bath and a fourth bedroom. The unspoiled basement is additional space ready for any plans in the future. Minutes to all SCHOOLS. Londonderry Mall. All amenities, medical, great shopping, bars and restaurants minutes away! Quick access to Anthony highway, Yellow Head Trail, Highway 2. Bring all offers!!

Built in 1985

### Essential Information

MLS® # E4432907

Price \$429,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,183                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7807 152b Avenue |
| Area        | Edmonton         |
| Subdivision | Kilkenny         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5C 3M4          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Paved Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | St. Philip School       |
| Middle     | Florence Hallock School |
| High       | M.E                     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 1                |
| 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 April 26th, 2025 at 10:17am MDT