

Courtesy Of Jimmy Halabi Of Liv Real Estate

## **\$449,900 - 8319 152b Avenue, Edmonton**

MLS® #E4437128

**\$449,900**

5 Bedroom, 2.50 Bathroom, 1,787 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Fantastic location is where you would find this impressive 5 level split perfect for your growing & extended family. Nestled on a quiet street in the popular and beautiful community of Evansdale, this 5 Bedroom offers over 2100 sq of living space. Main level features an open concept living room adjacent to the newly renovated kitchen ideal for entertaining and family gatherings. Upper level you will find 3 impressive size bedrooms including a primary room with 3 piece ensuite. Recent upgrades include, new roof and eaves, windows, fence, luxury vinyl Plank flooring and kitchen with stainless steel appliances. Lower level also encompasses 2 more bedrooms and a den in the basement. Large backyard is fully landscaped and fenced perfect for gardening and summer gatherings. Evansdale community is home to nerby schools, parks/recreation and is close to all major amenities. Pride of Ownership is evident in this home and is a must see to appreciate the work done to this home.

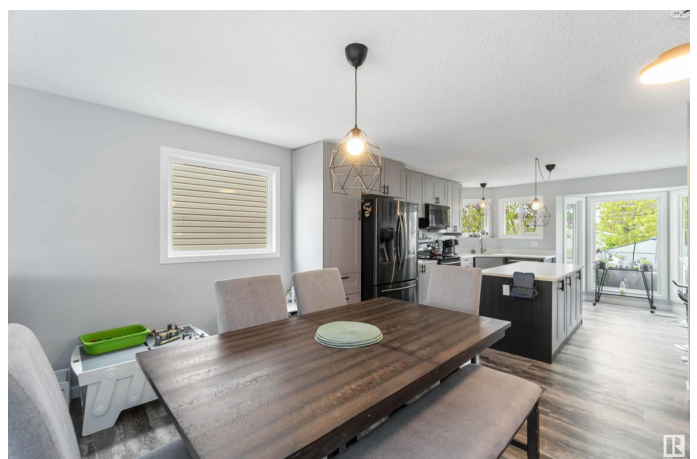
Built in 1981

### **Essential Information**

MLS® # E4437128

Price \$449,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,787                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 5 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8319 152b Avenue |
| Area        | Edmonton         |
| Subdivision | Evansdale        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 6G1          |

### Amenities

|           |                                         |
|-----------|-----------------------------------------|
| Amenities | Gazebo, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                  |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                            |
| Fireplace         | Yes                                                                                                                  |
| Fireplaces        | Brick Facing                                                                                                         |
| Stories           | 4                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Partially Finished                                                                                             |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                  |
| Exterior Features | Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |             |
|------------|-------------|
| Elementary | Evansdale   |
| Middle     | Londonderry |
| High       | M.E. Lazert |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 95             |
| Zoning         | Zone 02        |

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Listing information last updated on August 20th, 2025 at 4:47am MDT