

## \$649,900 - 8714 152b Avenue, Edmonton

MLS® #E4438390

**\$649,900**

6 Bedroom, 2.50 Bathroom, 2,842 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Truly a Custom Built Dream Home. Specifically designed for a Large family. Custom archways and Windows, ALSO Custom Tile Roofing Enjoy a bright main floor plan. Livingroom is spacious, opens to a formal dining room. Sunken family room has two floors ceiling height, with a feature wall & fireplace. Huge kitchen with brick feature wall above the stove. Plenty of cupboards +countertop space. Large pantry. Formal kitchen eating area, w/ large windows, large laundry room, 1/2 bath. Upstairs offers a massive master bedroom, walk through closet, 5 pce. En-Suite bath BED door leads to a huge upper sun deck. 3 more large bedrooms, 4 piece. bath. Another bedroom has patio door, leading to the sundeck. The sundeck is sunny all day!! Fully finished basement offers 2 large massive living rooms, and 2 other rooms. Enormous backyard is 12,550 sq.ft large enough for possibly a secondary Garden Home or shop w/garage suites above, many options. A rare opportunity to own a solid, spacious home in an unbeatable location!

Built in 1983

### Essential Information

MLS® # E4438390

Price \$649,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,842                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8714 152b Avenue |
| Area        | Edmonton         |
| Subdivision | Evansdale        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 6H2          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Rooftop Deck/Patio     |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick, Stucco  |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Clay Tile  |
| Construction      | Concrete, Brick, Stucco  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 24th, 2025

Days on Market                24

Zoning                            Zone 02

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