

## **\$399,900 - 9508 145 Avenue, Edmonton**

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MLS® #E4439231

**\$399,900**

4 Bedroom, 1.50 Bathroom, 1,261 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

A great family home, located in the mature community of Evansdale. 1261 sqft bungalow situated on a massive lot that's been beautifully landscaped. Main floor feature 3 bedrooms and 1.5 bath. Spacious entrance leading to a large open living room with vaulted ceiling and large windows offering an abundance of natural light. Spacious kitchen with nook area and separate formal dining room. 3 generous size bdrms and 4-piece bath, primary bedroom complete with 2-piece en-suite. Finished basement has a massive recreation/living room, bar area, bedroom/office and tons of storage space. This original home has unlimited potential, extremely well maintained and cared for. Separate entrance leading to the basement would allow for future suite potential. Oversized single attached garage. Massive backyard with serene patio area, perfect for entertaining and summer bbq's. Some main floor windows have been replaced Located just minutes from schools, shopping, public transportation, 97 St and all other major amenities.

Built in 1971

### **Essential Information**

MLS® #                      E4439231

Price                         \$399,900



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,261
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9508 145 Avenue
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 2J7

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Evansdale School
Middle	Dickinsfield School
High	Queen Elizabeth School

## Additional Information

Date Listed	May 29th, 2025
Days on Market	19
Zoning	Zone 02



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