

## \$819,800 - 1504 151 Avenue, Edmonton

MLS® #E4453609

**\$819,800**

5 Bedroom, 4.00 Bathroom, 2,801 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

Absolutely Stunning & BEAUTIFUL 2 Story home, in prestigious community of Fraser ,featuring total of 5 bedrooms, 4 baths, LOADED WITH UPGRADES, Main floor bedroom with full bath, SIDE ENTRANCE TO THE unfinished basement, MAIN FLOOR Features Beautiful tile flooring, double door entry, large Living Room with high ceiling, Impressive Family Room has FEATURE WALL , F/P, OPEN TO BELOW CEILING , large windows, spacious dining area with a door to future deck, amazing modern kitchen that has high end Quartz Countertops, S/S high end appliances, plenty of cabinets, 9'x5' kitchen island, spice kitchen with gas stove. upper floor consists of large bonus area, massive MASSIVE MASTER SUITE with 5 PC ensuite, walk-in-closet, 2nd bedroom has private ensuite, good sized 3rd and 4th bedrooms with jack-n-jill bath, 8' doors to all bedrooms. this home comes WITH OVER SIZE DOUBLE CAR GARAGE & is close to amenities like schools, shopping, transit, golfing and easy access to all major roads. must see home to be impressed.

Built in 2025

### Essential Information

MLS® # E4453609

Price \$819,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,801                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1504 151 Avenue |
| Area        | Edmonton        |
| Subdivision | Fraser          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3T4         |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Ceiling 10 ft., Ceiling 9 ft. |
| Parking   | Double Garage Attached        |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Stories           | 2                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                     |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                       |
| Exterior Features | Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Stone, Vinyl                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 19th, 2025

Days on Market                2

Zoning                            Zone 35

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 August 21st, 2025 at 12:32pm MDT