

## \$399,900 - 11724 152 Avenue, Edmonton

MLS® #E4433424

**\$399,900**

4 Bedroom, 2.50 Bathroom, 1,171 sqft

Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

This bright and spacious 1,171 sq ft bungalow is perfect for first-time home buyers or investors. The inviting living room boasts a large south-facing bay window and durable laminate flooring. The eat-in kitchen features freshly painted cabinetry, stainless steel appliances, and is complemented by an adjoining formal dining room. Down the hall, you'll find three comfortable bedrooms, a 4-piece main bathroom, and a convenient 2-piece ensuite in the primary bedroom. The fully finished basement includes a second kitchen, a generous family room, a bedroom/den, a 4-piece bathroom, laundry area, and ample storage space. Outside, enjoy a low-maintenance vinyl-fenced yard with a patio, a covered patio area, and an oversized double garage. Additional highlights include fresh paint throughout, newer triple-pane windows on the main floor (2016), upgraded attic insulation (2013), and shingles replaced on both the house and garage in 2010. Ideally located near a recreation centre, parks, trails, school

Built in 1975

### Essential Information

MLS® # E4433424

Price \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,171                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11724 152 Avenue |
| Area        | Edmonton         |
| Subdivision | Caernarvon       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 1S8          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, 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, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 30th, 2025

Days on Market                1

Zoning                              Zone 27

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