

## \$404,000 - 9503 145 Avenue, Edmonton

MLS® #E4435249

**\$404,000**

3 Bedroom, 2.00 Bathroom, 1,137 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

**SUPER FAMILY HOME!** This solid 3 bedroom, 3 bath bungalow sits on a large lot in the mature neighborhood of Evansdale. Beautifully maintained by the same owner for the last 40 years, some of the many upgrades include a newer furnace (8 yrs), HWT (5 yrs), shingles (10 yrs) & new A/C & central vac system. The bright main floor has a big living room with a picture window allowing plenty of natural light, the formal dining room is open to the kitchen & breakfast area. There are 3 generous bedrooms, the primary with it's own ensuite & completed with a full family bath. The developed basement has a **SEPARATE ENTRANCE** opening up lots of future possibilities, a huge family room with a corner woodstove, bath, laundry & plenty of storage space. The charming exterior has a newer deck & fence, d/detached garage (220v wiring) & a gorgeous **SOUTH** facing yard with mature trees & garden area. Close to major shopping & schools, the location is fantastic! Early viewing is essential!!

Built in 1970

### Essential Information

MLS® # E4435249

Price \$404,000

Bedrooms 3



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,137
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9503 145 Avenue
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 2J5

### **Amenities**

Amenities	Detectors Smoke
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	5
Zoning	Zone 02

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