

## **\$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                14

Zoning                            Zone 02

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