

## \$450,000 - 11724 152 Avenue, Edmonton

MLS® #E4433424

**\$450,000**

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 \$450,000



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                16

Zoning                            Zone 27

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