

Courtesy Of Jimmy Halabi Of Liv Real Estate

## **\$549,900 - 8319 152b Avenue, Edmonton**

MLS® #E4437128

**\$549,900**

5 Bedroom, 2.50 Bathroom, 1,787 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Fantastic location is where you would find this impressive 5 level split perfect for your growing & extended family. Nestled on a quiet street in the popular and beautiful community of Evansdale, this 5 Bedroom offers over 2100 sq of living space. Main level features an open concept living room adjacent to the newly renovated kitchen ideal for entertaining and family gatherings. Upper level you will find 3 impressive size bedrooms including a primary room with 3 piece ensuite. Recent upgrades include, new roof and eaves, windows, fence, luxury vinyl Plank flooring and kitchen with stainless steel appliances. Lower level also encompasses 2 more bedrooms and a den in the basement. Large backyard is fully landscaped and fenced perfect for gardening and summer gatherings. Evansdale community is future home to the new Islamic school, parks/recreation and is close to all major amenities and great schools. Pride of Ownership is evident in this home and is a must see to appreciate the work done to this home.

Built in 1981

### **Essential Information**

MLS® # E4437128

Price \$549,900



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,787
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### Community Information

Address	8319 152b Avenue
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6G1

### Amenities

Amenities	Gazebo, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Evansdale  
Middle                      Londonderry  
High                        M.E. Lazert

**Additional Information**

Date Listed                May 17th, 2025  
Days on Market        3  
Zoning                      Zone 02

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