# \$399,900 - 7807 152b Avenue, Edmonton

MLS® #E4432907

#### \$399,900

4 Bedroom, 2.50 Bathroom, 1,183 sqft Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

AMAZING opportunity for all first-time buyers! This almost 1200 sq/ft, 4 bedrooms and 3 baths, 3 level split with open vaulted ceilings and a double detached garage in Popular North side Kilkenny. Newer shingles, all new vinyl windows windows & H20 tank. (2024). Main floor is bright and welcoming, filled with natural light. Separate living & spacious dining room. kitchen features plenty of cabinet space & joins the huge 12 x 18 deck & fully fenced yard! Upstairs, you'll find three spacious bedrooms and a 4-piece bath, Master bedroom has a 3pce ensuite & walk-in closet. The lower level has a perfect large family room, with large windows, laundry room w/ 3-piece bath and a fourth bedroom. The unspoiled basement is additional space ready for any plans in the future. Minutes to all SCHOOLS. Londonderry Mall. All amenities, medical, great shopping, bars and restaurants minutes away! Quick access to Anthony highway, Yellow Head Trail, Highway 2. Bring all offers!!

Built in 1985

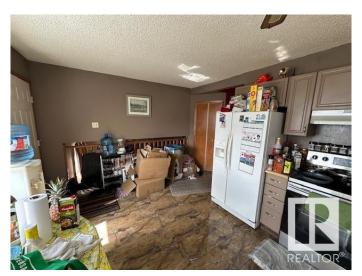
#### **Essential Information**

MLS® # E4432907 Price \$399,900

Bedrooms 4







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,183 Acres 0.00 Year Built 1985

Type Single Family

Sub-Type Detached Single Family

Style 4 Level Split

Status Active

# **Community Information**

Address 7807 152b Avenue

Area Edmonton
Subdivision Kilkenny
City Edmonton
County ALBERTA

Province AB

Postal Code T5C 3M4

#### **Amenities**

Amenities On Street Parking, Deck, Hot Water Natural Gas, No Animal Home, No

**Smoking Home** 

Parking Spaces 4

Parking Double Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Oven-Microwave, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Golf Nearby, Paved Lane, Playground

Nearby, Private Setting, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary St. Philip School

Middle Florence Hallock School

High M.E

### **Additional Information**

Date Listed April 25th, 2025

Days on Market 30

Zoning Zone 02

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Listing information last updated on May 25th, 2025 at 4:17am MDT