

Courtesy Of Chris K Karampelas Of MaxWell Polaris

## \$609,900 - 1216 152 Avenue, Edmonton

MLS® #E4433730

**\$609,900**

3 Bedroom, 2.50 Bathroom, 1,990 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

Welcome to this beautifully maintained 2-storey home in the family friendly neighbourhood of Fraser, offering over 1900 sqft of thoughtful design & comfort. The bright, open-to-above entryway leads into a sunlit main floor w/ 9' ceilings, cozy GAS fireplace, & a chef-inspired kitchen featuring an oversized QUARTZ island, ample storage, & walk-through pantry to the mudroom. Main floor laundry & a 2-pc bath add convenience. The dining area opens to a private backyard oasis feat. a DECK w/ gazebo, & no rear neighbours, perfect for peaceful summer evenings. Upstairs offers a spacious bonus rm, 3 large bedrooms & 2 full baths including a serene primary retreat w/ walk-in closet & spa-like 5pc ensuite w/ soaker tub & dual sinks. The unfinished bsmnt awaits your personal touch w/ 9' ceilings, 3 windows & a SEPARATE side entrance for future suite potential. With built-in speakers, AC, great curb appeal & easy access to all amenities like Manning Town Centre & major roadways like the Henday, this home is a must see!

Built in 2017

### Essential Information

MLS® # E4433730

Price \$609,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,990
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1216 152 Avenue
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0Z5

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Gazebo, See Remarks, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	1
Zoning	Zone 35

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Listing information last updated on May 2nd, 2025 at 7:17pm MDT