

# **\$429,900 - 11944 152b Avenue, Edmonton**

MLS® #E4448231

**\$429,900**

6 Bedroom, 3.50 Bathroom, 1,211 sqft

Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

**LEGAL BASEMENT SUITE!** Welcome to this spacious 6-bedroom, 4-bathroom bungalow in the family-friendly community of Caernarvon! Offering 1,211 sqft above grade and over 2,400 sqft of total living space, this home provides both flexibility and functionality. The main floor features 3 generous bedrooms, a full bathroom, and a 2-piece ensuite. The bright living room is separate from the kitchen and dining area, creating defined and private spaces throughout. Downstairs, the permitted legal suite includes 3 additional bedrooms, 2 bathrooms, a full kitchen, and separate laundry—ideal for extended family or rental income. Thoughtful upgrades include soundproofing between the main floor and basement, a new roof, new gutters, and new windows for added comfort and peace of mind. Each unit enjoys its own laundry and private backyard area. The large, fenced, and landscaped yard is perfect for entertaining, kids, or pets. Close to schools, shopping, public transit, and Castle Downs Park—this is a fantastic opportunity!

Built in 1973

## **Essential Information**

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Price \$429,900



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,211
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11944 152b Avenue
Area	Edmonton
Subdivision	Caernarvon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 1G4

### Amenities

Amenities	See Remarks
Parking	Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	6
Zoning	Zone 27

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