

## \$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 & H2O 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 3pc 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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