

## **\$570,000 - 8714 152b Avenue, Edmonton**

---

MLS® #E4455437

**\$570,000**

5 Bedroom, 2.50 Bathroom, 2,680 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Truly a Custom Built Dream Home. Specifically designed for a Large family. Custom archways and Windows, ALSO Custom Tile Roofing Enjoy a bright main floor plan. Livingroom is spacious, opens to a formal dining room. Sunken family room has two floors ceiling height, with a feature wall & fireplace. Huge kitchen with brick feature wall above the stove. Plenty of cupboards +countertop space. Large pantry. Formal kitchen eating nook, w/ large windows, large laundry room, 1/2 bath. Upstairs offers a massive master bedroom, walk through closet, 5 pce. En-Suite bath. BED door leads to a huge upper sun deck. 3 more large bedrooms, 4 piece. bath. Another bedroom has patio door, leading to the sundeck. The sundeck is sunny all day!! Fully finished basement offers 2 large massive living rooms, and 2 other rooms. Enormous backyard is 12,550 sq.ft large enough for possibly a secondary Garden Home or shop w/garage suites above, many options. A rare opportunity to own a solid, spacious home in an unbeatable location!

Built in 1983

### **Essential Information**

MLS® # E4455437

Price \$570,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,680                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8714 152b Avenue |
| Area        | Edmonton         |
| Subdivision | Evansdale        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 6H2          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Rooftop Deck/Patio     |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                                    |
| Stories           | 3                                                                         |
| Has Basement      | Yes                                                                       |
| Basement          | Full, Finished                                                            |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                                                            |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Clay Tile                                                                                          |
| Construction      | Concrete, Brick, Stucco                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 29th, 2025

Days on Market                24

Zoning                              Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 22nd, 2025 at 7:02pm MDT