

# \$449,900 - 8610 152b Av Nw, Edmonton

MLS® #E4461826

## \$449,900

4 Bedroom, 4.00 Bathroom, 1,911 sqft

Single Family on 0.12 Acres

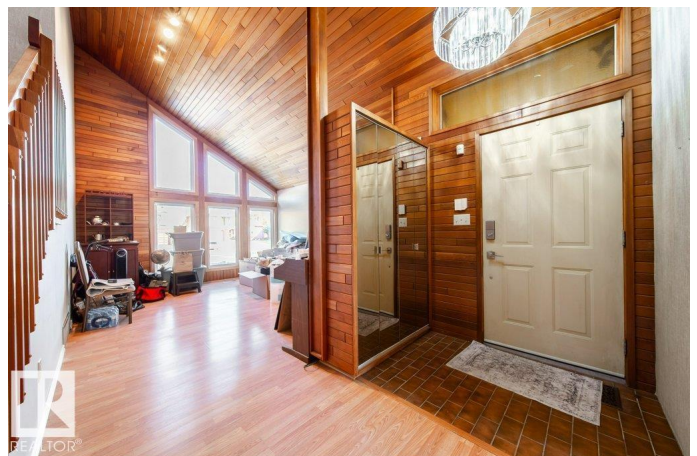
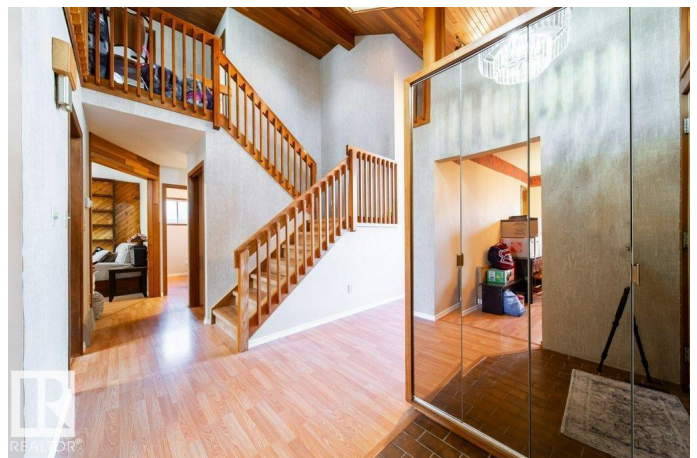
Evansdale, Edmonton, Alberta

Great location! Nearby schools and parks. In quiet keyhole crescent. Perfect family home with beautiful south facing yard, over 1,911 sft + 881 sf finished basement, 3+1 Bedrooms, 4 Baths. Lots of Storage and Walk-in closets. Many major recent upgrades: Roof Shingles, Triple-pane Windows, Patio doors, Lightings, Rubber paved Driveway and Walkways, New Kitchen and Bathroom cabinets with Quartz countertops, Maintenance free Floorings in many rooms, hallway and stairs, Modern Appliances. Main floor with formal Living Room with high vaulted cedar ceiling, Family room with stone fireplace with fan, patio door with access to beautiful deck with gazebo. Dining Room next to Kitchen with Bay Breakfast Nook. Main floor Laundry Room with Walk-in closet. Upstairs Master Bedroom with Walk-in closet and 3 piece ensuite. Other Bedrooms with huge closets, one with Walk-in and storage. Basement with 4th bedroom and a 5th bedroom ready by just adding a wall in the huge Recreational Room. Quick possession is possible. (id:6289)

Built in 1982

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4461826  |
| Price     | \$449,900 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,911         |
| Acres          | 0.12          |
| Year Built     | 1982          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8610 152b Av Nw |
| Subdivision | Evansdale       |
| City        | Edmonton        |
| Province    | Alberta         |
| Postal Code | T5E6H2          |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Playground, Schools, Vinyl Windows                                |
| Features       | Cul-de-sac, Private setting, No back lane, Park/reserve, Skylight |
| Parking Spaces | 4                                                                 |
| Parking        | Attached Garage                                                   |
| # of Garages   | 1                                                                 |

### Interior

|              |                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Fan, Garage door opener remote(s), Garage door opener, Microwave Range Hood Combo, Refrigerator, Storage Shed, Stove, Washer |
| Heating      | Forced air                                                                                                                                      |
| Fireplace    | Yes                                                                                                                                             |
| Fireplaces   | Wood                                                                                                                                            |
| # of Stories | 2                                                                                                                                               |
| Has Basement | Yes                                                                                                                                             |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX Excellence |
|----------------|-------------------|



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Listing information last updated on October 20th, 2025 at 3:46pm MDT