

## **\$489,900 - 7312 152c Avenue, Edmonton**

MLS® #E4449841

**\$489,900**

5 Bedroom, 2.00 Bathroom, 1,104 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

The opportunity of a lifetime is here! Remarkable "turn key" home that will leave you speechless! This enchanting residence is designed to impress with its thoughtfully crafted floor plan, generous living spaces and upgrades galore! Breathtaking vaulted ceilings & stunning hand-scraped Brazilian oak hardwood floors that radiate elegance. Freshly painted & meticulously maintained, this home is ready for you to move in & make it your own. Expansive living rm, a spacious dining area perfect for gatherings, and a chef's dream kitchen outfitted with top-of-the-line appliances and features. Venture into the fabulous family room, where a cozy gas fireplace invites warmth and relaxation. 5 well-proportioned bdrms & 2 full baths. This meticulously cared-for treasure boasts a beautifully maintained garden, a maintenance-free deck and fencing, powered shed, concrete patio & a substantial driveway for all your parking needs. Located just moments away from parks, shopping & transportation, this home is a rare find!

Built in 1986

### **Essential Information**

MLS® # E4449841

Price \$489,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,104                  |
| Acres          | 0.00                   |
| Year Built     | 1986                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7312 152c Avenue |
| Area        | Edmonton         |
| Subdivision | Kilkenny         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5C 3M8          |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Closet Organizers, Deck                   |
| Parking Spaces | 5                                         |
| Parking        | Double Garage Attached, Heated, Insulated |

### Interior

|              |                                                                                                                                                                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                                                                            |
| Fireplace    | Yes                                                                                                                                                                                                                                                  |
| Fireplaces   | Mantel, Stone Facing                                                                                                                                                                                                                                 |
| Stories      | 4                                                                                                                                                                                                                                                    |
| Has Basement | Yes                                                                                                                                                                                                                                                  |
| Basement     | Full, Finished                                                                                                                                                                                                                                       |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                                          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 02         |

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Listing information last updated on August 17th, 2025 at 12:02pm MDT