# \$468,888 - 12003 152b Avenue, Edmonton

MLS® #E4427901

### \$468,888

4 Bedroom, 2.50 Bathroom, 1,850 sqft Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

This ORIGINAL OWNER cul de sac property located in a mature FAMILY focused COMMUNITY with a fully fenced 10,500SQ FT yard backing the walking trail to schools, playgrounds, ball fields and parks...is the perfect starter home for your growing family. The charming character of this 2 storey just pops out at you, with its beautiful front veranda area(27x10). The main floor features an open living room, private dining area, spacious kitchen with a nook, SECOND LIVINGÂ RM W/ gas fireplace & a 2 pce btrm. Radiating with natural light, the upper floor offers 4Â sizable bedrooms with plenty of closet space,4 piece btrm, MB has a 3 pce ensuite as well as a walkin closet! The oversized DBL attached garage (24x27) with a 45 ft driveway to fit guests cars, or your RV! Recent upgrades include all windows (2015) shingles(2019) 2 HE furnaces(2023) HWT tank (2023) Central air (2023) This type of home rarely comes available! DONT MISS OUT A ONCE IN A LIFETIME HOME!

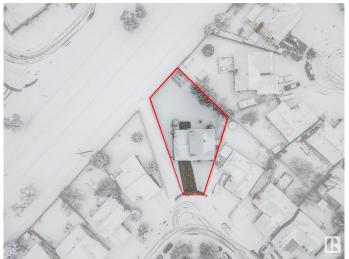
Built in 1975

#### **Essential Information**

MLS® # E4427901 Price \$468,888

Bedrooms 4







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,850 Acres 0.00 Year Built 1975

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 12003 152b Avenue

Area Edmonton
Subdivision Caernarvon
City Edmonton
County ALBERTA

Province AB

Postal Code T5X 1N7

### **Amenities**

Amenities Air Conditioner, Front Porch, No Animal Home, No Smoking Home,

Parking-Extra, R.V. Storage

Parking Spaces 10

Parking Double Garage Attached, Over Sized

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan,

Stove-Electric, Washer, Window Coverings, Refrigerators-Two

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Brick Facing

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Playground

Nearby, Public Swimming Pool, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 28th, 2025

Days on Market 9

Zoning Zone 27

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