

## \$450,000 - 7004 152c Avenue, Edmonton

MLS® #E4438156

**\$450,000**

4 Bedroom, 2.00 Bathroom, 1,088 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Bright and well kept 2 +2 bedroom bi-level awaits you in friendly Kilkenny. Enjoy the cozy living room and wood burning fireplace on cool summer or winter nights. The large open kitchen and dining room is spacious and is ideal for hosting family dinners. Youâ€™ll find 2 generous bedrooms on the main level along with an updated 4 piece bathroom. The sunlit lower level has a large rec room with recessed lighting, two additional bedrooms and a second bathroom. Enjoy the low maintenance front yard and nice sized backyard this summer with mature trees, flower beds and a raised deck leading to the dining room. The backyard is fully fenced and includes a separate dog run. The double attached garage means no more scraping your windshield this winter. Updates include blinds, new flooring and toilet in main bathroom, newer doors and windows. Easy access to backyard along the concrete walkway which connects to the patio. Close to schools, parks, shopping and public transit. This home is move-in ready!

Built in 1986

### Essential Information

MLS® # E4438156

Price \$450,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	7004 152c Avenue
Area	Edmonton
Subdivision	Kilkenny
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 3P4

### **Amenities**

Amenities	On Street Parking, Deck, Dog Run-Fenced In, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	John Barnett
Middle	Londonderry School
High	M.E. Lazerte

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	3
Zoning	Zone 02

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Listing information last updated on May 25th, 2025 at 10:17pm MDT