

## \$438,000 - 12231 152a Avenue, Edmonton

MLS® #E4443511

**\$438,000**

5 Bedroom, 2.50 Bathroom, 1,263 sqft

Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

Welcome to this beautifully spacious 5-bedroom bi-level located in the heart of sought after Caernarvon. Sitting on a generous pie-shaped lot, this home offers exceptional space, flexibility & investment potential. Upstairs, you'll find a bright & open main floor featuring 3 spacious bedrooms; the primary includes a 2-piece ensuite. Complete with the 4pc main bathroom & well-appointed kitchen with plenty of cabinetry and natural light. The inviting living & dining areas create the perfect setting for entertaining or relaxing with family. Downstairs, the fully finished basement offers 2 additional bedrooms, second full kitchen, large living area, & 2nd 4pc bathroom; with separate entrance at the back door the lower level is perfect for multigenerational living or a roommate. Step outside to a huge backyard, offering endless possibilities with the patio, firepit and huge Double Garage for storage or workshop! A new High School is being built within walking distance to better serve families!

Built in 1976

### Essential Information

MLS® # E4443511

Price \$438,000

Bedrooms 5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,263
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	12231 152a Avenue
Area	Edmonton
Subdivision	Caernarvon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 1P9

### Amenities

Amenities	Off Street Parking, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio
Parking Spaces	5
Parking	Double Garage Detached, Insulated, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Washer, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, No Back Lane, Private Setting, Schools, Shopping Nearby,

	Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Caernarvon elementary
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### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	51
Zoning	Zone 27

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