

# \$484,900 - 6911 152b Avenue, Edmonton

MLS® #E4420631

**\$484,900**

3 Bedroom, 2.50 Bathroom, 1,724 sqft  
Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

This spacious 3-bedroom, 3-bathroom home in Kilkenny is designed for comfort and versatility. Welcome guests through a heated solarium with French doors, and a finished basement with a second kitchen—perfect for extended family or guests. The main floor features one bedroom, while two more are upstairs, including a large primary suite with a mirrored closet and ensuite. Stay cozy with two wood-burning fireplaces, and enjoy recent upgrades like a new roof, fresh carpets, and top-of-the-line LG washer and dryer. The attached, oversized double garage and paved patio in the back yard provides added convenience. The basement includes a full kitchen, dining room, living area, entertainment space, and a bathroom. Located in a mature, family-friendly neighborhood near schools, parks, shopping, and transit, this home offers space, comfort, and accessibility. A fantastic opportunity—don't miss out!

Built in 1985

## Essential Information

MLS® #	E4420631
Price	\$484,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,724
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

### **Community Information**

Address	6911 152b Avenue
Area	Edmonton
Subdivision	Kilkenny
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 3N9

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Hot Water Natural Gas, Sunroom, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dishwasher-Portable, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplaces	Masonry
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

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

### **School Information**

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

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	57
Zoning	Zone 02

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