

## **\$574,800 - 8507 152b Avenue, Edmonton**

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MLS® #E4458890

### **\$574,800**

5 Bedroom, 3.50 Bathroom, 1,699 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Welcome to this meticulously maintained and fully renovated home in a desirable family friendly neighbourhood. This amazing property has been wonderfully taken care of & pride of ownership shows! This rare to find 5 level split features a large entry way that opens up into a large family room and dinning area, before the completely renovated kitchen that will make a gourmet swoon. From there it's steps away to the family room with cozy brick fireplace, half bath and plenty of closet space and storage space, all this just on the main level!. Upstairs you will find 2 well appointed bedrooms and full bathroom and a master bedroom with full walk-in closet and full en suite. On the 2 completely finished lower levels you will find 2 additional bedrooms, additional full bathroom, large laundry room and more storage space for all your needs. Situated on a large lot, this property is minutes walking distance away from schools, parks, shopping and major transport needs to take you anywhere you need.

Built in 1983

### **Essential Information**

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Price \$574,800

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,699                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 5 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8507 152b Avenue |
| Area        | Edmonton         |
| Subdivision | Evansdale        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5V7          |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Fireplace         | Yes                                                              |
| Fireplaces        | Brick Facing                                                     |
| Stories           | 5                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                           |
| Exterior Features | Back Lane, Fenced, Flat Site, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 35                   |
| Zoning         | Zone 02              |



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Listing information last updated on October 24th, 2025 at 5:32pm MDT