

## **\$444,900 - 7207 152b Avenue, Edmonton**

MLS® #E4430930

**\$444,900**

4 Bedroom, 2.50 Bathroom, 1,335 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Welcome to this charming bi-level home with a walkout basement, located on a fenced corner lot in the desirable community of Kilkenny. The main level offers a kitchen with tile floors, loads of cupboards and plenty of counter space, formal dining room that is open to a bright spacious living room, primary bedroom with a convenient 2 pcs en-suite, 2 more bright bedrooms, 4 pcs bath room, and main floor laundry. Step outside to a large deck ideal for relaxing or entertaining. The fully finished walkout basement includes a second kitchen with a potential walk through pantry, living room with new carpet and big bright windows, brick wood fireplace, 1 huge bed room and a 3 pcs bath room, perfect for extended family. Additional features include, extra storage spaces, an upgraded furnace and hot water tank, back alley access, and a fenced yard for added privacy. This property is ideal for families or first time home buyers! Close to everything you need - schools, playgrounds and daily essentials!"Your new home"

Built in 1984

### **Essential Information**

MLS® # E4430930

Price \$444,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,335
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	7207 152b Avenue
Area	Edmonton
Subdivision	Kilkenny
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 3N5

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Walkout Basement, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal
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Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 15th, 2025
Days on Market	4
Zoning	Zone 02

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Listing information last updated on April 19th, 2025 at 9:17pm MDT