

## \$485,000 - 12308 152c Avenue, Edmonton

MLS® #E4431525

**\$485,000**

4 Bedroom, 3.00 Bathroom, 1,510 sqft

Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

Welcome to this charming 1,510 sq. ft. bungalow nestled in the heart of Caernarvon, situated on a massive 10,592 sq. ft. fully landscaped and fenced lot – perfect for outdoor living, entertaining, and family fun. This well-maintained home features 3 spacious bedrooms on the main level, including a primary bedroom with a convenient 3-piece ensuite. The full main bath offers plenty of room for the family. You™ll love the bright and beautiful kitchen with patio doors leading to a private deck and expansive backyard – ideal for summer BBQs and relaxing evenings. The finished basement adds even more living space with a 4th bedroom, a 3-piece bathroom, a large laundry room, and plenty of room for a rec area or home office. Completing this fantastic property is a double attached garage, providing secure parking and extra storage. Located close to schools, parks, shopping, and transit, this home checks all the boxes for comfortable family living.

Built in 1975

### Essential Information

MLS® # E4431525

Price \$485,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,510                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 12308 152c Avenue |
| Area        | Edmonton          |
| Subdivision | Caernarvon        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 1Z2           |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Deck, Hot Water Natural Gas, Patio, Television Connection |
| Parking Spaces | 4                                                         |
| Parking        | Double Garage Attached                                    |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Fireplace         | Yes                                                                                                                                 |
| Fireplaces        | Mantel                                                                                                                              |
| Stories           | 2                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                      |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                              |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 27          |

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Listing information last updated on April 20th, 2025 at 1:47pm MDT