

# \$349,900 - 11940 152b Avenue, Edmonton

MLS® #E4424558

**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,244 sqft  
Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

Sitting on a large 700.34m<sup>2</sup> lot you will find this updated bungalow featuring 4 bedrooms, 2 baths & 2 KITCHENS. Laminate flooring invites you in to find a bright & spacious layout with vaulted ceilings throughout. The kitchen offers plenty of cabinets & pantry. Family sized dining area over looks the sunken living room with cozy wood burning fireplace. King sized primary bedroom with cheater door to the 4pc bathroom. 2 more bedrooms are both generous in size & laundry compliment the functional layout. The basement is fully finished with family room, SECOND KITCHEN, good sized bedroom, den, 3pc bath plus tons of storage. ENJOY the fenced & landscaped yard all steps away from parks, schools and shopping. This home is move in ready & offers awesome potential for investment.

Built in 1973

## Essential Information

MLS® #	E4424558
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,244
Acres	0.00
Year Built	1973



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11940 152b Avenue
Area	Edmonton
Subdivision	Caernarvon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 1G4

### **Amenities**

Amenities	See Remarks
Parking	Front Drive Access, No Garage

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	31

## Zoning

## Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 6th, 2025 at 11:17am MDT