

# \$468,888 - 12003 152b Avenue, Edmonton

MLS® #E4427901

**\$468,888**

4 Bedroom, 2.50 Bathroom, 1,850 sqft  
Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

This ORIGINAL OWNER cul de sac property located in a mature FAMILY focused COMMUNITY with a fully fenced 10,500SQ FT yard backing the walking trail to schools, playgrounds, ball fields and parks...is the perfect starter home for your growing family. The charming character of this 2 storey just pops out at you, with its beautiful front veranda area(27x10). The main floor features an open living room, private dining area, spacious kitchen with a nook, SECOND LIVING RM W/ gas fireplace & a 2 pce btrm. Radiating with natural light, the upper floor offers 4 sizeable bedrooms with plenty of closet space, 4 piece btrm, MB has a 3 pce ensuite as well as a walkin closet! The oversized DBL attached garage (24x27) with a 45 ft driveway to fit guests cars, or your RV! Recent upgrades include all windows (2015) shingles(2019) 2 HE furnaces(2023) HWT tank (2023) Central air (2023) This type of home rarely comes available! DONT MISS OUT A ONCE IN A LIFETIME HOME!

Built in 1975

## Essential Information

MLS® #	E4427901
Price	\$468,888
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,850
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	12003 152b Avenue
Area	Edmonton
Subdivision	Caernarvon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 1N7

### **Amenities**

Amenities	Air Conditioner, Front Porch, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage
Parking Spaces	10
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
----------	--------------------

Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            March 28th, 2025

Days on Market      14

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 11th, 2025 at 12:02pm MDT