

Courtesy Of Celeste M Plaizier Of Real Broker

# \$449,900 - 7623 152b Avenue, Edmonton

MLS® #E4428952

**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,192 sqft  
Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Welcome to this beautiful 4-level split in the desirable neighbourhood of Kilkenny, Edmonton. Offering 1,192 sq ft above grade and an additional 1,044 sq ft of partially finished space below, this home provides plenty of room to grow. Inside, you'll find 5 bedrooms, including a primary suite with its own private ensuite, and 2 additional full bathrooms. The main floor features a bright and spacious kitchen with upgraded appliances, perfect for daily living or entertaining, along with a dining and living area with vaulted ceilings that add warmth and openness. Step outside to a spacious backyard featuring a gazebo and storage shed, and enjoy the convenience of a heated double car garage, a must for Edmonton winters! Close to schools, parks, shopping, and public transit, this home is the perfect balance of space, location, and convenience.

Built in 1985

## Essential Information

MLS® #	E4428952
Price	\$449,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,192



Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	7623 152b Avenue
Area	Edmonton
Subdivision	Kilkenny
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 3M7

### **Amenities**

Amenities	Deck, Detectors Smoke, Gazebo, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 9

Zoning Zone 02

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