

## \$360,000 - 4509 150 Avenue, Edmonton

MLS® #E4441796

**\$360,000**

5 Bedroom, 2.00 Bathroom, 1,061 sqft

Single Family on 0.00 Acres

Miller, Edmonton, AB

This 1,100 sq ft bi-level offers a bright and functional layout that's perfect for a growing family. As you walk upstairs, you're welcomed into a sun-filled living room with a large front window. The living room flows into a bright kitchen and dining area—an ideal setup for daily living and gatherings. Down the hall are three good-sized bedrooms and a 4-piece bathroom. The lower level features a spacious family room—perfect for movie nights, a games area, or play space. You'll also find two more bedrooms, a second full bathroom, two storage areas, and laundry. Outside, a large deck makes entertaining a breeze, and the low-maintenance, fully fenced yard includes a storage shed. Located within walking distance to parks and with easy access to major routes, getting around the city is a breeze from this family-friendly neighbourhood.

Built in 2001

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441796  |
| Price          | \$360,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,061     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2001                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 4509 150 Avenue |
| Area        | Edmonton        |
| Subdivision | Miller          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2Z8         |

### **Amenities**

|           |                  |
|-----------|------------------|
| Amenities | No Animal Home   |
| Parking   | 2 Outdoor Stalls |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, Park/Reserve, Paved Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 57              |

## Zoning

## Zone 02

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