

## **\$489,900 - 8504 152a Avenue, Edmonton**

MLS® #E4453741

**\$489,900**

5 Bedroom, 2.00 Bathroom, 1,030 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

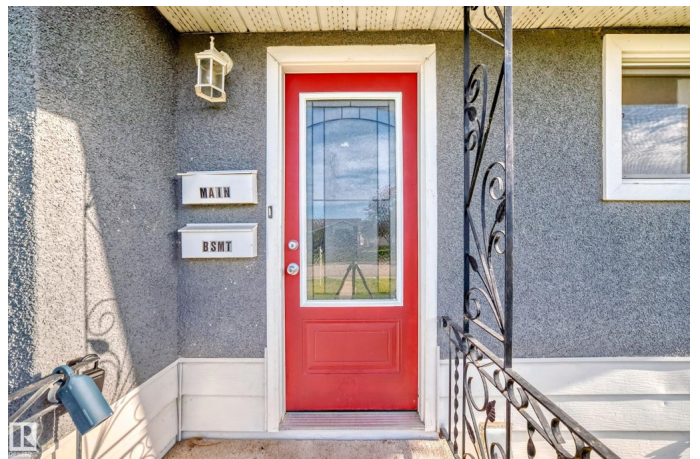
Beautifully renovated from TOP TO BOTTOM in 2018, this 5-BEDROOM bungalow in the community of Evansdale is the perfect opportunity for investors or first-time buyers. The main floor offers 3 spacious bedrooms, a full bath, a bright living area, and a modernized kitchen with SS Appliances. The FULLY FINISHED LEGAL BASEMENT SUITE features 2 BEDROOMS, 1 full bath, a SECOND KITCHEN, SECOND LIVING ROOM and its OWN LAUNDRY, with a SEPARATE ENTRANCE for added privacy. With 2 separate laundry areas, both units enjoy convenience and independence. Sitting on a LARGE 638 sq. meter LOT, this property also includes an OVERSIZED GARAGE & DOUBLE PARKING PAD, providing ample parking. Live on the main floor and collect rent from the basement or rent out both levels for maximum income potential. Located in a family-friendly neighborhood close to schools, parks, and amenities, this home is move-in ready and a smart investment in today's market.

Built in 1972

### **Essential Information**

MLS® # E4453741

Price \$489,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,030                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8504 152a Avenue |
| Area        | Edmonton         |
| Subdivision | Evansdale        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 3B2          |

### Amenities

|           |                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, Insulation-Upgraded, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached                                                                                                                |

### Interior

|              |                                                                                                                              |
|--------------|------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                                    |
| Stories      | 2                                                                                                                            |
| Has Suite    | Yes                                                                                                                          |
| Has Basement | Yes                                                                                                                          |
| Basement     | Full, Finished                                                                                                               |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                                                          |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Metal, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 02           |

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Listing information last updated on August 20th, 2025 at 9:47pm MDT