

## **\$375,000 - 6915 152b Avenue, Edmonton**

MLS® #E4445783

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,198 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

~ SOLID 4 LEVEL SPLIT LOCATED on a QUIET STREET in KILKENNY ~ LARGE DOUBLE DETACHED GARAGE ~ WALK-OUT SEPARATE ENTRANCE to the THIRD LEVEL ~ UNSPOILED 4TH LEVEL ~ EXCELLENT POTENTIAL ~ Check out this amazing opportunity to own your own home in Kilkenny for under 400k ~ This home has a huge open concept living room / dinning area on the main floor. The kitchen has tons of cabinets plus ample room with a table and overlooks the large back yard. Upstairs there are 2 bedrooms with huge closets plus 1.5 baths including the 3 piece ensuite in the Primary bedroom. The third level of this amazing home features a massive family room with a gas fireplace plus an additional bedroom and laundry room. The bottom level would be great for additional living space once developed or works perfect for storage or a workshop. The yard has ample space to enjoy and there is an amazing double detached garage which is heated and insulated. Don't let this opportunity pass you by.

Built in 1983

### **Essential Information**

MLS® # E4445783

Price \$375,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,198
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	6915 152b Avenue
Area	Edmonton
Subdivision	Kilkenny
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 3N9

### **Amenities**

Amenities	Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Television Connection, Walkout Basement
Parking	Double Garage Detached, Heated, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve,

	Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
Days on Market	9
Zoning	Zone 02

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