

Courtesy Of Chris K Karampelas Of MaxWell Polaris

## \$609,900 - 1216 152 Avenue, Edmonton

MLS® #E4433730

**\$609,900**

3 Bedroom, 2.50 Bathroom, 1,990 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

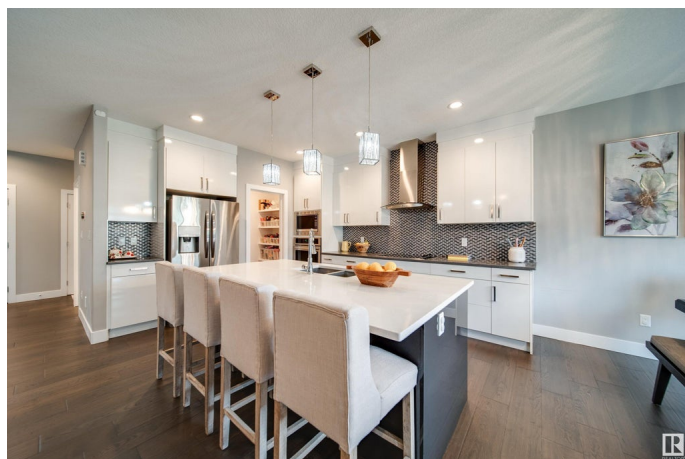
Welcome to this beautifully maintained 2-storey home in the family friendly neighbourhood of Fraser, offering over 1900 sqft of thoughtful design & comfort. The bright, open-to-above entryway leads into a sunlit main floor w/ 9' ceilings, cozy GAS fireplace, & a chef-inspired kitchen featuring an oversized QUARTZ island, ample storage, & walk-through pantry to the mudroom. Main floor laundry & a 2-pc bath add convenience. The dining area opens to a private backyard oasis feat. a DECK w/ gazebo, & no rear neighbours, perfect for peaceful summer evenings. Upstairs offers a spacious bonus rm, 3 large bedrooms & 2 full baths including a serene primary retreat w/ walk-in closet & spa-like 5pc ensuite w/ soaker tub & dual sinks. The unfinished bsmnt awaits your personal touch w/ 9' ceilings, 3 windows & a SEPARATE side entrance for future suite potential. With built-in speakers, AC, great curb appeal & easy access to all amenities like Manning Town Centre & major roadways like the Henday, this home is a must see!

Built in 2017

### Essential Information

MLS® # E4433730

Price \$609,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,990                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1216 152 Avenue |
| Area        | Edmonton        |
| Subdivision | Fraser          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0Z5         |

### Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Gazebo, See Remarks, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                    |
| Parking        | Double Garage Attached                                                                               |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                       |
| Fireplaces        | Tile Surround                                                                                                                                             |
| Stories           | 2                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                          |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                          |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                          |
| Foundation        | Concrete Perimeter                                                                                          |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 35       |

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Listing information last updated on May 2nd, 2025 at 4:17pm MDT