

## \$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	1
Zoning	Zone 02

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