

## \$429,900 - 8504 151 Avenue, Edmonton

MLS® #E4451655

**\$429,900**

5 Bedroom, 2.50 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Immaculate & METICULOUSLY MAINTAINED, this original-owner bungalow has LOTS OF UPGRADES! With 2.5 bathrooms & 5 bedrooms in more than 2200 sq ft, it has space for a large family or room to grow. Main floor features newer laminate flooring (2019) & neutral colours w/ open concept living/dining room & wood-burning fireplace. The bright kitchen has white cabinets, lots of storage & a breakfast nook for family meals. Spacious primary bedroom features a 2-piece ensuite. A full bathroom, updated in 2019 & 2 more bedrooms complete the main floor. Rec room, full bathroom & 2 bedrooms in the finished basement provide a hang out space for teenagers or guests. Tons of thoughtfully designed storage with extra features like custom pull out shelves & in-closet lighting mean you will never run out of storage again! An oversized detached garage is a bonus. Additional upgrades include copper wire & water, 100 amp service, HWT, sewer line, soffits, some windows. Enjoy summers in the gorgeous yard & on the large back patio.

Built in 1972

### Essential Information

MLS® # E4451655

Price \$429,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,200                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8504 151 Avenue |
| Area        | Edmonton        |
| Subdivision | Evansdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 5X1         |

### Amenities

|           |                                                                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached, Over Sized                                                                                                                            |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                  |
| Appliances        | Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                         |
| Fireplaces        | Corner                                                                                                                                                                            |
| Stories           | 2                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                    |

### Exterior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                                      |
| Exterior Features | Back Lane, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                         |
| Construction      | Wood, Brick, Stucco                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                       |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Evansdale       |
| Middle     | Dinkinsfeild    |
| High       | Queen Elizabeth |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 02          |

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