

## \$445,000 - 1614 152 Av Nw, Edmonton

MLS® #E4427369

**\$445,000**

3 Bedroom, 2.50 Bathroom, 1,426 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

This 2-storey half-duplex offers 3 bedrooms, 2.5 bathrooms, and an oversized single-attached garage. The main floor features hardwood flooring, a spacious living room, dining area, and kitchen with quartz countertops and a corner pantry. A half-bath and laundry area complete this level. Upstairs, the large primary bedroom includes a walk-in closet and ensuite with a walk-in shower. The unfinished basement awaits your touch. The backyard is huge! Enjoy the spacious, landscaped, fenced yard with a large deck, perfect for outdoor living and entertaining. Located in a quiet cul-de-sac, close to the Anthony Henday and all amenities.

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4427369      |
| Price          | \$445,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,426         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1614 152 Av Nw |
| Area        | Edmonton       |
| Subdivision | Fraser         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 0Y6        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Stories           | 2                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                   |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                   |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 37               |
| Zoning         | Zone 35          |

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Listing information last updated on May 1st, 2025 at 3:32am MDT