

## \$464,900 - 6911 152b Avenue, Edmonton

MLS® #E4430451

**\$464,900**

3 Bedroom, 2.50 Bathroom, 1,724 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Welcome to Kilkenny! This spacious 3 bedroom + 3 bathroom home was designed with comfort and versatility in mind. Welcome guests through a heated solarium with beautiful French doors. A finished basement with a second kitchen is perfect for hosting loved ones. The main floor features one bedroom, while two more are upstairs, including a spacious primary suite with a mirrored closet and an ensuite for your privacy. Stay nice and cozy with two wood-burning fireplaces. Rest assured with your recent upgrades like a new roof, fresh carpets, and top-of-the-line LG washer and dryer. The basement has a full kitchen, dining room, living area, entertainment space, and a bathroom. Park vehicles into your double attached garage for safety and security. Kilkenny is a mature, family-friendly neighbourhood near excellent schools, parks, trails, shopping, and public transit. This home offers its owners space, comfort, and accessibility â€” donâ€™t miss out on this fantastic opportunity!

Built in 1985

### Essential Information

MLS® # E4430451

Price \$464,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,724                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey Split         |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6911 152b Avenue |
| Area        | Edmonton         |
| Subdivision | Kilkenny         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5C 3N9          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking, Hot Water Natural Gas, Sunroom, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dishwasher-Portable, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplaces        | Masonry   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | John Barnett School |
| Middle     | Londonderry School  |
| High       | M.E. Lazerte School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 20               |
| Zoning         | Zone 02          |

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Listing information last updated on May 1st, 2025 at 1:02pm MDT