

\$445,000 - 8712 151 Avenue, Edmonton

MLS® #E4464544

\$445,000

4 Bedroom, 2.50 Bathroom, 1,231 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

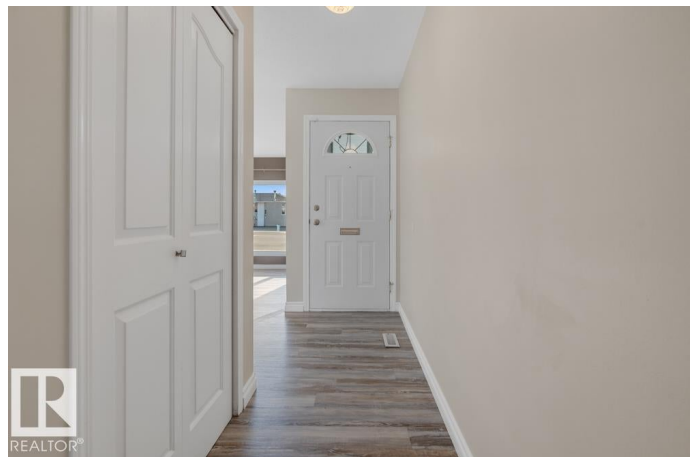
Welcome to this beautifully updated bungalow in the mature, family-friendly community of Evansdale. Large front windows fill the spacious living and dining area with natural light, while a cozy wood-burning fireplace and vinyl plank flooring create a warm and inviting atmosphere throughout the main level. The modern kitchen offers a clean, contemporary design with stainless steel appliances and ample cabinetry. Down the hall, you'll find three generously sized bedrooms and a 4-piece main bathroom, with the primary bedroom featuring its own convenient 2-piece ensuite. The fully finished basement offers even more functional living space, complete with an additional bedroom, a 4-piece bathroom, a wet bar, and a large recreation area ideal for movie nights, a home gym, or a playroom. The laundry area and plenty of storage make the lower level as practical as it is versatile. With quick possession available, this move-in-ready home is the perfect opportunity for those looking to settle in before the holidays.

Built in 1972

Essential Information

MLS® # E4464544

Price \$445,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,231
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	8712 151 Avenue
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5Y2

Amenities

Amenities	Bar, Deck
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Masonry
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby,

	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Evansdale
Middle	Major General Griesbach
High	M.E. LaZerte

Additional Information

Date Listed	November 3rd, 2025
Days on Market	1
Zoning	Zone 02

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