

# \$420,000 - 1514 152 Avenue, Edmonton

MLS® #E4425647

**\$420,000**

4 Bedroom, 3.50 Bathroom, 1,424 sqft  
Single Family on 0.00 Acres

Fraser, Edmonton, AB

Welcome to this stunning half duplex loaded with upgrades in the community of Fraser! From the moment you walk in, you're welcomed by gorgeous engineered hardwood floors leading to the open concept living and kitchen space. The kitchen offers granite counters, a peninsula, and corner pantry. Convenient main floor laundry and a spacious mudroom off the attached garage. A 2pc powder room wraps up the main level. Upstairs are 3 generous bedrooms, including a primary large enough for a king suite, featuring a 3pc ensuite and walk-in closet. A 4pc bath with hidden linen closet completes the upstairs. The FULLY FINISHED BASEMENT includes a 4pc bath, open rec space, and an additional bedroom. Outside has a gas line for BBQ and no rear neighbors. Finished garage is drywalled and home has central AC. Close to schools, parks, paths, shopping, and more!

Built in 2016

## Essential Information

MLS® #	E4425647
Price	\$420,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,424
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1514 152 Avenue
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0Y6

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, Vinyl Windows
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 14th, 2025

Days on Market 21

Zoning Zone 35

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Listing information last updated on April 4th, 2025 at 7:47am MDT