

## \$375,000 - 6915 152b Avenue, Edmonton

MLS® #E4445783

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,198 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

~ SOLID 4 LEVEL SPLIT LOCATED on a QUIET STREET in KILKENNY ~ LARGE DOUBLE DETACHED GARAGE ~ WALK-OUT SEPARATE ENTRANCE to the THIRD LEVEL ~ UNSPOILED 4TH LEVEL ~ EXCELLENT POTENTIAL ~ Check out this amazing opportunity to own your own home in Kilkenny for under 400k ~ This home has a huge open concept living room / dinning area on the main floor. The kitchen has tons of cabinets plus ample room with a table and overlooks the large back yard. Upstairs there are 2 bedrooms with huge closets plus 1.5 baths including the 3 piece ensuite in the Primary bedroom. The third level of this amazing home features a massive family room with a gas fireplace plus an additional bedroom and laundry room. The bottom level would be great for additional living space once developed or works perfect for storage or a workshop. The yard has ample space to enjoy and there is an amazing double detached garage which is heated and insulated. Don't let this opportunity pass you by.

Built in 1983

### Essential Information

MLS® # E4445783

Price \$375,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,198                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6915 152b Avenue |
| Area        | Edmonton         |
| Subdivision | Kilkenny         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5C 3N9          |

### Amenities

|           |                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Television Connection, Walkout Basement |
| Parking   | Double Garage Detached, Heated, Insulated                                                                        |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Fireplace         | Yes                                                                                                                   |
| Fireplaces        | Brick Facing                                                                                                          |
| Stories           | 3                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Finished                                                                                                        |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                         |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, |

Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 3              |
| Zoning         | Zone 02        |

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Listing information last updated on July 7th, 2025 at 10:02am MDT