

## \$438,000 - 12231 152a Avenue, Edmonton

MLS® #E4443511

**\$438,000**

5 Bedroom, 2.50 Bathroom, 1,263 sqft

Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

Welcome to this beautifully spacious 5-bedroom bi-level located in the heart of sought after Caernarvon. Sitting on a generous pie-shaped lot, this home offers exceptional space, flexibility & investment potential. Upstairs, you'll find a bright & open main floor featuring 3 spacious bedrooms; the primary includes a 2-piece ensuite. Complete with the 4pc main bathroom & well-appointed kitchen with plenty of cabinetry and natural light. The inviting living & dining areas create the perfect setting for entertaining or relaxing with family. Downstairs, the fully finished basement offers 2 additional bedrooms, second full kitchen, large living area, & 2nd 4pc bathroom; with separate entrance at the back door the lower level is perfect for multigenerational living or a roommate. Step outside to a huge backyard, offering endless possibilities with the patio, firepit and huge Double Garage for storage or workshop! A new High School is being built within walking distance to better serve families!

Built in 1976

### Essential Information

MLS® # E4443511

Price \$438,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,263                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 12231 152a Avenue |
| Area        | Edmonton          |
| Subdivision | Caernarvon        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 1P9           |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio |
| Parking Spaces | 5  |
| Parking        | Double Garage Detached, Insulated, Parking Pad Cement/Paved  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Hood Fan, Refrigerator, Washer, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Landscaped, No Back Lane, Private Setting, Schools, Shopping Nearby, |

|              |                    |
|--------------|--------------------|
|              | Partially Fenced   |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Caernarvon elementary |
|------------|-----------------------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 27         |

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Listing information last updated on July 13th, 2025 at 7:47pm MDT