

## **\$399,900 - 9508 145 Avenue, Edmonton**

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MLS® #E4439231

**\$399,900**

4 Bedroom, 1.50 Bathroom, 1,261 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

A great family home, located in the mature community of Evansdale. 1261 sqft bungalow situated on a massive lot that's been beautifully landscaped. Main floor feature 3 bedrooms and 1.5 bath. Spacious entrance leading to a large open living room with vaulted ceiling and large windows offering an abundance of natural light. Spacious kitchen with nook area and separate formal dining room. 3 generous size bdrms and 4-piece bath, primary bedroom complete with 2-piece en-suite. Finished basement has a massive recreation/living room, bar area, bedroom/office and tons of storage space. This original home has unlimited potential, extremely well maintained and cared for. Separate entrance leading to the basement would allow for future suite potential. Oversized single attached garage. Massive backyard with serene patio area, perfect for entertaining and summer bbq's. Some main floor windows have been replaced Located just minutes from schools, shopping, public transportation, 97 St and all other major amenities.

Built in 1971

### **Essential Information**

MLS® #                      E4439231

Price                         \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,261                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9508 145 Avenue |
| Area        | Edmonton        |
| Subdivision | Evansdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 2J7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                      |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Vinyl                                 |
| Foundation        | Concrete Perimeter                          |

## School Information

|            |                        |
|------------|------------------------|
| Elementary | Evansdale School       |
| Middle     | Dickinsfield School    |
| High       | Queen Elizabeth School |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 18             |
| Zoning         | Zone 02        |



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