

Courtesy Of Chris Squires and Jen A Armstrong Of Realty Unleashed Inc

# \$474,900 - 6911 152b Avenue, Edmonton

MLS® #E4430451

**\$474,900**

3 Bedroom, 2.50 Bathroom, 1,724 sqft  
Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Welcome to Kilkenny! This spacious 3 bedroom + 3 bathroom home was designed with comfort and versatility in mind. Welcome guests through a heated solarium with beautiful French doors. A finished basement with a second kitchen is perfect for hosting loved ones. The main floor features one bedroom, while two more are upstairs, including a spacious primary suite with a mirrored closet and an ensuite for your privacy. Stay nice and cozy with two wood-burning fireplaces. Rest assured with your recent upgrades like a new roof, fresh carpets, and top-of-the-line LG washer and dryer. The basement has a full kitchen, dining room, living area, entertainment space, and a bathroom. Park vehicles into your double attached garage for safety and security. Kilkenny is a mature, family-friendly neighbourhood near excellent schools, parks, trails, shopping, and public transit. This home offers its owners space, comfort, and accessibility — don't miss out on this fantastic opportunity!

Built in 1985

## Essential Information

MLS® # E4430451

Price \$474,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,724
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

### **Community Information**

Address	6911 152b Avenue
Area	Edmonton
Subdivision	Kilkenny
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 3N9

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Hot Water Natural Gas, Sunroom, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dishwasher-Portable, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplaces	Masonry
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	John Barnett School
Middle	Londonderry School
High	M.E. Lazerte School

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	2
Zoning	Zone 02

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Listing information last updated on April 13th, 2025 at 10:32am MDT