

Courtesy Of Lindsey Defosse Of Greater Property Group

## \$399,999 - 1947 151 Avenue, Edmonton

MLS® #E4423353

**\$399,999**

5 Bedroom, 2.00 Bathroom, 1,005 sqft  
Single Family on 0.00 Acres

Fraser, Edmonton, AB

Charming bungalow on a corner lot! This bright and inviting home offers three bedrooms up plus a finished basement with a spacious rec room and two additional rooms for your home office, gym, or guests. Thoughtful upgrades include a new high-efficiency furnace, new tankless hot water unit, vinyl windows, air conditioning, low-maintenance vinyl fence, as well as an updated bathroom, kitchen and laminate flooring. Enjoy the double detached garage + triple parking padâ€”ideal for extra vehicles. The low-maintenance backyard leaves more time to relax and entertain. Located just 5 minutes from shopping, restaurants, and a movie theatre and with quick access to Anthony Henday, convenience is at your doorstep. Move-in ready with modern comfortsâ€”donâ€™t miss this one!

Built in 1980

### Essential Information

MLS® #	E4423353
Price	\$399,999
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,005
Acres	0.00
Year Built	1980



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	1947 151 Avenue
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1W1

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, Parking-Extra, Vinyl Windows, See Remarks
Parking	Double Garage Detached, Parking Pad Cement/Paved, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Asphalt, See Remarks
Exterior Features	Corner Lot, Fenced, Low Maintenance Landscape, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Asphalt, See Remarks
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	43

## Zoning

## Zone 35

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 12th, 2025 at 2:02pm MDT