

Courtesy Of Mark A Malcolm Of RE/MAX River City

## **\$399,900 - 7272 152c Avenue, Edmonton**

MLS® #E4456910

**\$399,900**

4 Bedroom, 2.50 Bathroom, 1,108 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Welcome to this well maintained 4 BEDROOM 4 level split in Kilkenny. The main level offers a generous size kitchen w/ STAINLESS STEEL appliances & a spacious eating area, which is adjacent to the large south facing living room. Upstairs there are 3 bedrooms incl. a LARGE PRIMARY BEDROOM w/ a 2pc ENSUITE, walk-in closet, & a 4pc bath down the hall. The 3rd level is BEAUTIFULLY RENOVATED w/ NEW CARPET, NEW PAINT & NEW POT LIGHTS, & offers a 4th bedroom, a refreshed 3pc bath, & a LARGE RECREATION ROOM. The basement is unfinished and is perfect for extra storage. The north facing backyard is complete w/ a deck & pergola, along w/ an OVERSIZED DOUBLE GARAGE, w/ a NEW DOOR & OPENER. Other features/upgrades incl. NEWER VINYL WINDOWS, (except in the LR) NEW FURNACE (2021), NEW SHINGLES ON HOUSE & GARAGE (2020), NEW PAINT in BRs, NEW LIGHTING & FIXTURES, NEWER WASHER & DRYER, NEW CURTAIN RODS & WINDOW COVERINGS IN BRs, NEW GATE ON DRIVEWAY, ENTRANCE ON EACH SIDE OF HOUSE, & more. A wonderful place to call home.

Built in 1983

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4456910               |
| Price          | \$399,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,108                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7272 152c Avenue |
| Area        | Edmonton         |
| Subdivision | Kilkenny         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5C 3N2          |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Fire Pit, No Smoking Home                       |
| Parking   | Double Garage Detached, Over Sized, See Remarks |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                          |
| Stories           | 3                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Unfinished                                                                                   |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Fenced, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 10                  |
| Zoning         | Zone 02             |

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Listing information last updated on September 18th, 2025 at 2:17pm MDT