

## \$445,000 - 1614 152 Av Nw, Edmonton

MLS® #E4427369

**\$445,000**

3 Bedroom, 2.50 Bathroom, 1,426 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

This 2-storey half-duplex offers 3 bedrooms, 2.5 bathrooms, and an oversized single-attached garage. The main floor features hardwood flooring, a spacious living room, dining area, and kitchen with quartz countertops and a corner pantry. A half-bath and laundry area complete this level. Upstairs, the large primary bedroom includes a walk-in closet and ensuite with a walk-in shower. The unfinished basement awaits your touch. The backyard is huge! Enjoy the spacious, landscaped, fenced yard with a large deck, perfect for outdoor living and entertaining. Located in a quiet cul-de-sac, close to the Anthony Henday and all amenities.

Built in 2015

### Essential Information

MLS® #	E4427369
Price	\$445,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,426
Acres	0.00
Year Built	2015
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1614 152 Av Nw
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0Y6

### Amenities

Amenities	Deck, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 25th, 2025
Days on Market	25
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 19th, 2025 at 11:02am MDT