

## \$404,000 - 9503 145 Avenue, Edmonton

MLS® #E4435249

**\$404,000**

3 Bedroom, 2.00 Bathroom, 1,137 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

**SUPER FAMILY HOME!** This solid 3 bedroom, 3 bath bungalow sits on a large lot in the mature neighborhood of Evansdale. Beautifully maintained by the same owner for the last 40 years, some of the many upgrades include a newer furnace (8 yrs), HWT (5 yrs), shingles (10 yrs) & new A/C & central vac system. The bright main floor has a big living room with a picture window allowing plenty of natural light, the formal dining room is open to the kitchen & breakfast area. There are 3 generous bedrooms, the primary with it's own ensuite & completed with a full family bath. The developed basement has a **SEPARATE ENTRANCE** opening up lots of future possibilities, a huge family room with a corner woodstove, bath, laundry & plenty of storage space. The charming exterior has a newer deck & fence, d/detached garage (220v wiring) & a gorgeous **SOUTH** facing yard with mature trees & garden area. Close to major shopping & schools, the location is fantastic! Early viewing is essential!!

Built in 1970

### Essential Information

MLS® # E4435249

Price \$404,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,137                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9503 145 Avenue |
| Area        | Edmonton        |
| Subdivision | Evansdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 2J5         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Detectors Smoke        |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### **Interior**

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

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Fenced, Flat Site, Landscaped |
| Roof              | Asphalt Shingles              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 02       |

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