

## \$375,998 - 8011 152c Avenue, Edmonton

MLS® #E4462489

### \$375,998

3 Bedroom, 2.50 Bathroom, 1,667 sqft  
Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Investor alert! Great opportunity in the desirable community of Kilkenny. This two-storey home sits on a corner lot and offers over 1,600 sq. ft. of living space with plenty of potential. The main floor features a large front living room, formal dining area, and a comfortable family room with a classic brick fireplace. Patio doors lead to a private south-facing yard complete with a gazebo. The property also includes a double attached garage and room for RV parking. Located in a mature neighbourhood close to schools, parks, and all amenities—this is a property worth a closer look.

Built in 1983

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4462489               |
| Price          | \$375,998              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,667                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8011 152c Avenue |
| Area        | Edmonton         |
| Subdivision | Kilkenny         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 3M1          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Washer |
| Heating           | Forced Air-1, Natural Gas                         |
| Stories           | 2                                                 |
| Has Basement      | Yes                                               |
| Basement          | Full, Partially Finished                          |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Corner Lot, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 15                 |
| Zoning         | Zone 02            |

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Listing information last updated on November 1st, 2025 at 12:32pm MDT