

## \$440,000 - 11940 152b Avenue, Edmonton

MLS® #E4439366

**\$440,000**

5 Bedroom, 2.50 Bathroom, 1,244 sqft

Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

Investor Alert - Welcome to this beautifully updated Spanish-style bungalow that seamlessly blends timeless charm with modern elegance. Nestled on a peaceful, tree-lined street yet just moments from top-tier amenities, this home offers the perfect balance of serenity and convenience. Step inside to discover a thoughtfully renovated main floor featuring stunning new flooring, upgraded lighting, and a contemporary kitchen outfitted with premium appliances—ideal for both everyday living and stylish entertaining. The main bathroom and master ensuite have been tastefully updated with new vanities, adding a fresh and luxurious touch. This home also includes a fully equipped kitchen suite in the basement, offering exceptional versatility—perfect for extended family and guests. Notable upgrades continue outside with new shingles, fascia, all-new windows—ensuring comfort, energy efficiency, and lasting value. With its prime location, character-rich architecture, and modern upgrades throughout!

Built in 1973

### Essential Information

MLS® # E4439366

Price \$440,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,244                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11940 152b Avenue |
| Area        | Edmonton          |
| Subdivision | Caernarvon        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 1G4           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Crawl Space, Detectors Smoke, Patio, Vinyl Windows |
| Parking   | Parking Pad Cement/Paved                           |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Humidifier-Power(Furnace), Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 18             |
| Zoning         | Zone 27        |



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Listing information last updated on June 16th, 2025 at 11:47pm MDT