

## \$425,000 - 9508 147 Avenue, Edmonton

MLS® #E4438860

**\$425,000**

5 Bedroom, 2.50 Bathroom, 1,279 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Welcome to this charming 1200 sq. ft. bungalow located in the mature and highly sought-after Evandale community. The main floor features a bright and spacious living room, a functional kitchen with an adjoining dining area, a large primary bedroom with a private ensuite, a full 4-piece bathroom, and two additional well-sized bedrooms. The home also offers a separate entrance leading to a fully finished basement, which includes a second kitchen, a full bathroom, two more bedrooms, and a generous recreation room—perfect for extended family living or rental potential. Recent updates include a new hot water tank (HWT), newer shingles, and a fresh coat of paint throughout the entire house, making it truly move-in ready. This versatile and well-maintained property is ideal for families or investors seeking comfort, space, and convenience in a desirable neighborhood.

Built in 1971

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438860  |
| Price      | \$425,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,279                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9508 147 Avenue |
| Area        | Edmonton        |
| Subdivision | Evansdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 2K6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Greenhouse             |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Back Lane, Fenced  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 28th, 2025 |
|-------------|----------------|

Days on Market 21

Zoning Zone 02

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