

## \$445,000 - 8712 151 Avenue, Edmonton

MLS® #E4464544

**\$445,000**

4 Bedroom, 2.50 Bathroom, 1,231 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

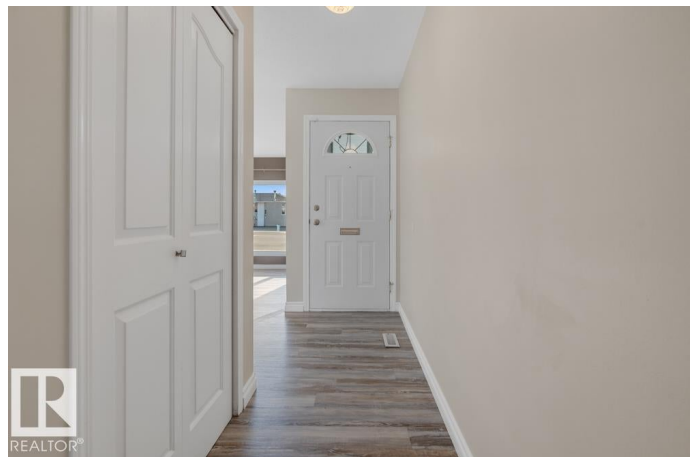
Welcome to this beautifully updated bungalow in the mature, family-friendly community of Evansdale. Large front windows fill the spacious living and dining area with natural light, while a cozy wood-burning fireplace and vinyl plank flooring create a warm and inviting atmosphere throughout the main level. The modern kitchen offers a clean, contemporary design with stainless steel appliances and ample cabinetry. Down the hall, you'll find three generously sized bedrooms and a 4-piece main bathroom, with the primary bedroom featuring its own convenient 2-piece ensuite. The fully finished basement offers even more functional living space, complete with an additional bedroom, a 4-piece bathroom, a wet bar, and a large recreation area ideal for movie nights, a home gym, or a playroom. The laundry area and plenty of storage make the lower level as practical as it is versatile. With quick possession available, this move-in-ready home is the perfect opportunity for those looking to settle in before the holidays.

Built in 1972

### Essential Information

MLS® # E4464544

Price \$445,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,231                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8712 151 Avenue |
| Area        | Edmonton        |
| Subdivision | Evansdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 5Y2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Bar, Deck              |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Glass Door, Mantel, Masonry                                                          |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                       |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, |

|              |                                                 |
|--------------|-------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Brick, Stucco, Vinyl                      |
| Foundation   | Concrete Perimeter                              |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Evansdale               |
| Middle     | Major General Griesbach |
| High       | M.E. LaZerte            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 02            |

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Listing information last updated on November 4th, 2025 at 7:17am MST