

## \$410,000 - 7107 152b Avenue, Edmonton

MLS® #E4451623

**\$410,000**

3 Bedroom, 2.50 Bathroom, 1,735 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Step into this impeccably maintained 3-bedroom, 3-bathroom two-storey home in the heart of Kilkenny, where pride of ownership is evident both inside and out. The bright and spacious kitchen features classic oak cabinetry and opens through patio doors to a generous south-facing deck, overlooking a beautifully landscaped yard with raised garden beds, mature greenery, and exposed aggregate patios. Whether you're entertaining or enjoying a quiet evening at home, the setting offers the perfect balance of comfort and privacy in a well-loved neighbourhood close to shopping, the rec centre, schools, and major commuter routes. Thoughtful extras include main-floor laundry, a side entrance with a basement plumbed for future development, hot tub hookups, and gated RV parking with back alley access. With its turnkey condition, practical features, and unbeatable location, this Kilkenny gem is ready to welcome you home—just move in and relax.

Built in 1985

### Essential Information

MLS® # E4451623

Price \$410,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,735                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7107 152b Avenue |
| Area        | Edmonton         |
| Subdivision | Kilkenny         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5C 3P4          |

### Amenities

|           |                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage |
| Parking   | Double Garage Attached                                                                                    |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Fireplace         | Yes                                                                                |
| Fireplaces        | Brick Facing                                                                       |
| Stories           | 2                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Unfinished                                                                   |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground |

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 02          |

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Listing information last updated on August 11th, 2025 at 10:47am MDT