

## \$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 10

Zoning Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 7th, 2025 at 4:02pm MDT