

## **\$375,000 - 3216 152 Avenue, Edmonton**

MLS® #E4432372

**\$375,000**

3 Bedroom, 2.50 Bathroom, 1,433 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Your family will LOVE this half-duplex home that has everything you need to live comfortably in family-friendly community of Kirkness. Amazing location with great schools, Kirkness Park & Manning Town Center just steps away. Spacious floor plan showcases 3 bedrooms, 2.5 bathrooms & cozy upper-level loft style family room. Inviting foyer with closet welcomes you to open concept great room adorned with dark rich flooring, gas F/P, large windows for array of natural light & desired neutral tones throughout. Well-appointed kitchen boasts SS appliances, corner pantry, dark maple cabinets, peninsula w/extended eating bar & formal dinette to entertain with friends & family. Owners'™ suite is complete with private 4 pc ensuite & WIC. Additional 4 pc bath on upper level & powder room on main. Fully fenced & West facing landscaped yard with great back deck for kids to play & soak in the afternoon sun. Basement is partially finished with spacious Rec Room & ample storage. This is a great starter home. **MUST SEE!!**

Built in 2012

### **Essential Information**

MLS® # E4432372

Price \$375,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,433         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3216 152 Avenue |
| Area        | Edmonton        |
| Subdivision | Kirkness        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0K2         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Television Connection, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Front Drive Access, Single Garage Attached                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert, Mantel, Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Sloping Lot |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | KIRKNESS SCHOOL K-6       |
| Middle     | JOHN D. BRACCO SCHOOL 7-9 |
| High       | EASTGLEN SCHOOL 10-12     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 35          |

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Listing information last updated on April 30th, 2025 at 9:17am MDT