

## \$485,000 - 12308 152c Avenue, Edmonton

MLS® #E4431525

**\$485,000**

4 Bedroom, 3.00 Bathroom, 1,510 sqft

Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

Welcome to this charming 1,510 sq. ft. bungalow nestled in the heart of Caernarvon, situated on a massive 10,592 sq. ft. fully landscaped and fenced lot â€” perfect for outdoor living, entertaining, and family fun. This well-maintained home features 3 spacious bedrooms on the main level, including a primary bedroom with a convenient 3-piece ensuite. The full main bath offers plenty of room for the family. Youâ€™ll love the bright and beautiful kitchen with patio doors leading to a private deck and expansive backyard â€” ideal for summer BBQs and relaxing evenings. The finished basement adds even more living space with a 4th bedroom, a 3-piece bathroom, a large laundry room, and plenty of room for a rec area or home office. Completing this fantastic property is a double attached garage, providing secure parking and extra storage. Located close to schools, parks, shopping, and transit, this home checks all the boxes for comfortable family living.

Built in 1975

### Essential Information

MLS® # E4431525

Price \$485,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,510
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12308 152c Avenue
Area	Edmonton
Subdivision	Caernarvon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 1Z2

### Amenities

Amenities	Deck, Hot Water Natural Gas, Patio, Television Connection
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	3
Zoning	Zone 27

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