

## **\$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	9
Zoning	Zone 35

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 May 3rd, 2025 at 1:17pm MDT