

## **\$399,000 - 8311 150 Avenue, Edmonton**

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MLS® #E4457210

**\$399,000**

5 Bedroom, 2.50 Bathroom, 1,265 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Welcome to this Fantastic bungalow house situated in the matured community of Evansdale! Features total of 5 bedrooms/living room/family room/2.5 bathrooms/sauna & a double detached garage. Main floor greets you with large living room offers nice laminate floorings throughout, natural light pouring through its bright window, adjacent to formal dining room. Spacious Kitchen has window overlooking to a lovely 6600 sqft landscaped & fenced yard/your private oasis for relaxation/entertainment & RV parking! Main floor 3 sizable bedrooms/1.5 bathroom & laundry area. BACK DOOR SEPARATE ENTRANCE TO A FULLY FINISHED BASEMENT c/w huge family room w cozy wood burning fireplace/2 additional bedrooms/a 3 piece bathroom/storage room & utility room. Upgrades during years: shingle(2017)/HWT(2023)/laminate flooring(2017). Easy access to Bus routes/Schools/Park/Playground/Shopping centre & all amenities! Build your own equity on this low affordable price house that is perfect for live in or investment! Don't miss!

Built in 1972

### **Essential Information**

MLS® #                    E4457210

Price                      \$399,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,265                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8311 150 Avenue |
| Area        | Edmonton        |
| Subdivision | Evansdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 1B9         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                                       |
| Fireplace    | Yes                                                                                                             |
| Fireplaces   | Woodstove                                                                                                       |
| Stories      | 2                                                                                                               |
| Has Basement | Yes                                                                                                             |
| Basement     | Full, Finished                                                                                                  |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                           |
| Exterior Features | Back Lane, Corner Lot, Landscaped, Playground Nearby, Public |

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

### **School Information**

|            |           |
|------------|-----------|
| Elementary | Evansdale |
|------------|-----------|

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 14                   |
| Zoning         | Zone 02              |

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Listing information last updated on September 25th, 2025 at 2:03pm MDT