

## \$435,000 - 9548 145 Avenue, Edmonton

MLS® #E4428879

**\$435,000**

3 Bedroom, 2.00 Bathroom, 1,143 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Welcome to this charming 3-bedroom, 2-bathroom bungalow in the quiet Evansdale neighbourhood! Built in 1971, this well-maintained home features modern updates, including renovated bathrooms and a refreshed kitchen. Enjoy the spacious layout, with a cozy living area perfect for relaxing, and a generous basement with a wood burning fireplace offering plenty of space. The property includes two garages, a fenced yard, a brand new deck designed to accompany a hot tub, an oversized double heated garage and a second single car garage providing ample storage and parking options; New siding, and Roof 10 yrs old, triple pane windows, double insulation, and porcelain tile in the basement. Situated on a quiet street, this home offers both comfort and convenience, with easy access to schools, parks, and shopping. This home is great for young families, first time home buyers, or investment opportunities as a rental. Don't miss out on this move-in-ready gem!

Built in 1971

### Essential Information

MLS® # E4428879

Price \$435,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,143                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9548 145 Avenue |
| Area        | Edmonton        |
| Subdivision | Evansdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 2J7         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Deck, Hot Water Natural Gas                    |
| Parking Spaces | 5  |
| Parking        | Double Garage Detached, Single Garage Detached |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Not Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 02         |

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