

\$404,000 - 9503 145 Avenue, Edmonton

MLS® #E4435249

\$404,000

3 Bedroom, 2.00 Bathroom, 1,137 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

SUPER FAMILY HOME! This solid 3 bedroom, 3 bath bungalow sits on a large lot in the mature neighborhood of Evansdale. Beautifully maintained by the same owner for the last 40 years, some of the many upgrades include a newer furnace (8 yrs), HWT (5 yrs), shingles (10 yrs) & new A/C & central vac system. The bright main floor has a big living room with a picture window allowing plenty of natural light, the formal dining room is open to the kitchen & breakfast area. There are 3 generous bedrooms, the primary with it's own ensuite & completed with a full family bath. The developed basement has a **SEPARATE ENTRANCE** opening up lots of future possibilities, a huge family room with a corner woodstove, bath, laundry & plenty of storage space. The charming exterior has a newer deck & fence, d/detached garage (220v wiring) & a gorgeous **SOUTH** facing yard with mature trees & garden area. Close to major shopping & schools, the location is fantastic! Early viewing is essential!!

Built in 1970

Essential Information

MLS® # E4435249

Price \$404,000

Bedrooms 3



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,137
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9503 145 Avenue
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 2J5

Amenities

Amenities	Detectors Smoke
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	Zone 02

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 9th, 2025 at 5:17pm MDT