

# \$539,999 - 2528 152 Avenue, Edmonton

MLS® #E4451600

**\$539,999**

4 Bedroom, 4.00 Bathroom, 1,571 sqft  
Single Family on 0.00 Acres

Fraser, Edmonton, AB

Great opportunity . If you are looking for mortgage helper Don't miss out on this fantastic opportunity to own a half duplex with a legal suite. This newly built half duplex boasts a thoughtfully designed layout, providing great space and comfort for your family. Step inside to discover modern finishes and an open concept living area flooded with natural light. The spacious kitchen is equipped with stainless steel appliances, sleek countertops, and plenty of storage space. This property offers proximity to schools, parks, shopping centers, and public transportation. Commuting is a breeze with easy access to major highways and public transit options. With a legal suite, this property has incredible income potential. Generate rental income while building equity in your home. Making this a smart financial choice for investors and homeowners looking for additional cash flow.

Built in 2023

## Essential Information

MLS® #	E4451600
Price	\$539,999
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,571



Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2528 152 Avenue
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3Z1

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Walk-up Basement
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Stove-Gas, Washer - Energy Star, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            August 7th, 2025

Days on Market      68

Zoning                 Zone 35

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