

Courtesy Of Joseph Yisak Of MaxWell Devonshire Realty

## \$475,000 - 9320 150 Av Nw, Edmonton

MLS® #E4452639

**\$475,000**

5 Bedroom, 2.50 Bathroom, 1,180 sqft  
Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Welcome to your perfect family home in Evansdale! This beautifully maintained 5-bedroom 3- bath bungalow with 2 kitchens and a SEPARATE ENTRANCE offers over 2,200 sq. ft. of versatile living space. The main floor features a bright living room with large windows, a cheerful kitchen with tile flooring and views of the expansive backyard, a primary with 2-pc ensuite, 2 additional bedrooms, and a 4-pc bath. The fully finished basement includes a SECOND KITCHEN, bar, large rec room, 2 bedrooms, 3-pc bath, and generous storage, plus a common laundry room. Updates include vinyl plank flooring, vinyl windows, shingles (2013), furnace & HWT (2017), and exterior blackout blinds. Situated on a 689 sq. m. lot with apple trees, double detached garage, and RV pad. Across from Evansdale School and a short walk to Eaux Claires Bus Terminal, shops, and amenitiesâ€™ ideal for families, multi-generational living. Move-in ready and exceptional value!

Built in 1971

### Essential Information

MLS® #	E4452639
Price	\$475,000
Bedrooms	5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,180
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9320 150 Av Nw
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 2N8

### Amenities

Amenities	Bar, Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Secured Parking, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Washer, See Remarks, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Golf Nearby, Landscaped, Level Land, Low Maintenance

Landscape, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Metal, Stucco  
Foundation Concrete Perimeter

### **School Information**

Elementary Evansdale SC, St. Phil, St  
Middle Glengarry, Killarny, St. M  
High Oleary Sc, M.E LA, Queen E

### **Additional Information**

Date Listed August 13th, 2025  
Days on Market 4  
Zoning Zone 02

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