

## \$385,000 - 11736 152 Avenue, Edmonton

MLS® #E4460702

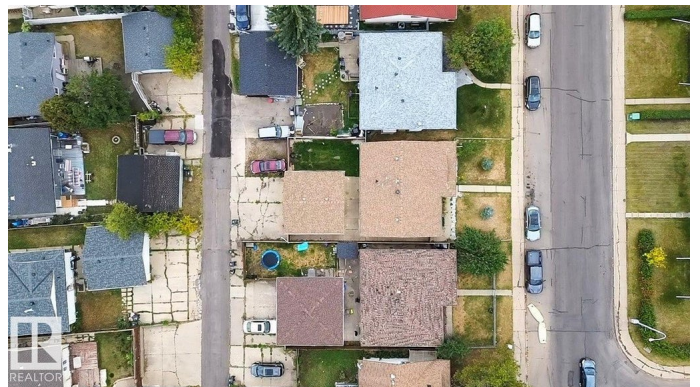
**\$385,000**

5 Bedroom, 2.50 Bathroom, 1,194 sqft

Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

Welcome to this versatile property located on a 46' x 110' lot in the mature community of Caernarvon. This home features 3 bedrooms upstairs and a fully finished basement with a separate entrance, offering a complete second kitchen – perfect for extended family. The basement also includes two bedrooms and a ample spaced living room. The main floor boasts a bright living space and functional kitchen, while the lower level provides additional living space with its own kitchen and private access. Outside, you'll find a detached double garage and a generous yard. What makes this property truly unique is the rare opportunity to purchase the neighboring home 11740 152 ave, combining both lots for a massive redevelopment site. Developers looking to build multi-family or infill projects. Whether you're looking for a solid property, a family home, or land with redevelopment potential, this one checks all the boxes.



Built in 1975

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460702  |
| Price     | \$385,000 |
| Bedrooms  | 5         |
| Bathrooms | 2.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,194                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11736 152 Avenue |
| Area        | Edmonton         |
| Subdivision | Caernarvon       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 1S8          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                   |
| Appliances        | Dryer, Stacked Washer/Dryer, Washer, 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 | Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Metal, Stucco                                                               |
| Foundation        | Concrete Perimeter                                                                |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 16                |
| Zoning         | Zone 27           |

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 October 19th, 2025 at 2:32am MDT