

## \$468,000 - 7220 152a Ave, Edmonton

MLS® #E4461937

**\$468,000**

4 Bedroom, 1.50 Bathroom, 1,302 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Fully Renovated Bungalow with Income Potential in Kilkenny! This beautifully updated home offers modern finishes and a functional layout, featuring 4 bedrooms, 1.5 baths, a stylish kitchen, laundry, and a separate side entrance. The spacious main floor is bright and inviting, perfect for families or investors alike. The basement features a separate entrance and is designed for a potential 3-bedroom suite, complete with a full bathroom, kitchen, and laundry—ideal for extended family or future rental income (subject to city approval). Upgrades throughout include New Flooring, Windows, Doors, Kitchens, Bathrooms, Lighting, and more. Situated on a quiet street in a mature neighborhood, close to schools, parks, shopping at Londonderry Mall, and public transit. Quick access to major routes makes commuting easy. Live up and rent down, or generate cash flow right away—this move-in-ready home is a must-see!

Built in 1970

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461937  |
| Price      | \$468,000 |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,302                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 7220 152a Ave |
| Area        | Edmonton      |
| Subdivision | Kilkenny      |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T5C 2Z4       |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | On Street Parking, No Animal Home, No Smoking Home     |
| Parking   | Front Drive Access, RV Parking, Single Garage Attached |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                                  |
| Stories           | 2                                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Partially Finished                                                                                                   |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                               |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                      |
| Construction      | Wood, Stucco, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

Date Listed           October 13th, 2025

Days on Market     1

Zoning               Zone 02

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Listing information last updated on October 14th, 2025 at 8:17am MDT