

## \$469,900 - 6704 152a Avenue, Edmonton

MLS® #E4445485

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Welcome to this lovingly maintained original-owner bungalow in desirable Kilkenny! This solid 3-bedroom, 2-bath home sits on a large pie-shaped lot and has been tastefully updated over the years. The bright main floor features a spacious living room, modern finishes, and a functional kitchen with new appliances. Three cozy bedrooms and a full bath complete the level. The fully finished basement offers a second full bathroom, large rec area, and built-in sauna—ideal for unwinding. Enjoy the low-maintenance backyard with newer concrete walkways, a custom playhouse, and powered shed/workshop. A new chain-link fence with privacy slats adds style and security. The oversized detached garage provides ample space for vehicles, hobbies, and storage. Located minutes from Londonderry Mall, schools, parks, transit, and with quick access to 66 Street and Anthony Henday, this is a well-built, family-friendly home in a fantastic neighbourhood!

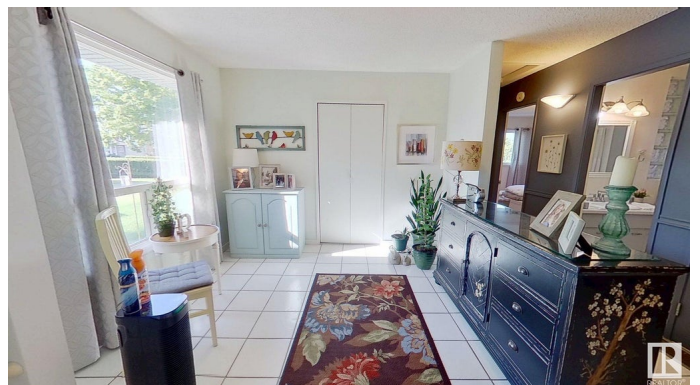
Built in 1969

### Essential Information

MLS® # E4445485

Price \$469,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,206
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6704 152a Avenue
Area	Edmonton
Subdivision	Kilkenny
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2Y9

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 3rd, 2025  
Days on Market        8  
Zoning                    Zone 02

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