

## \$525,000 - 7508 147 Avenue, Edmonton

MLS® #E4450272

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,893 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Welcome to this beautifully maintained, character-filled home in the heart of Kilkenny, offering nearly 3,000 SF of living space across all levels. Located across from a peaceful field and park, this 4 bedroom, 2 full + 2 half bath home features a double garage and a huge driveway fitting up to 6 vehicles! The main floor is built for entertaining, with a spacious family room, cozy living room with a brick fireplace, open beam accents, and a dedicated kitchen and dining area. Step out to the large deck and enjoy the manicured backyard, perfect for summer gatherings. Upstairs offers 3 bedrooms, a full, and half bathroom, providing privacy and comfort for the family. The basement includes a separate entrance, a bedroom, office, den, rec room, laundry, and another bathroom, ideal for family, guests, or future suite potential. Large windows fill the home with natural light, complemented by custom blinds and shutters throughout. Full of charm and thoughtfully updated, in a great family-friendly neighborhood.

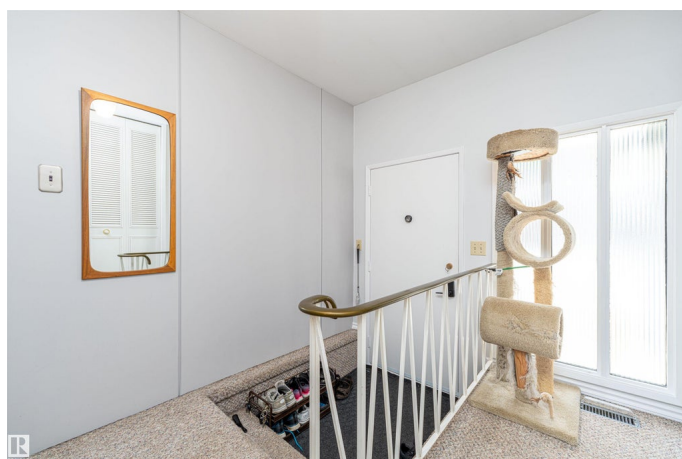
Built in 1971

### Essential Information

MLS® # E4450272

Price \$525,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,893                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7508 147 Avenue |
| Area        | Edmonton        |
| Subdivision | Kilkenny        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 2T2         |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Air Conditioner, Hot Water Natural Gas          |
| Parking   | Double Garage Attached, Over Sized, See Remarks |

### Interior

|                   |                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, See Remarks, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                                          |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                    |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 83              |
| Zoning         | Zone 02         |

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Listing information last updated on October 21st, 2025 at 2:32am MDT