

## \$495,000 - 7508 147 Avenue, Edmonton

MLS® #E4465069

**\$495,000**

4 Bedroom, 3.00 Bathroom, 1,893 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Amazing opportunity! Beautifully maintained, character-filled home in the heart of Kilkenny, offering nearly 3,000 SF of living space across all levels. Situated across from a peaceful field and park, this 4 bedroom, 2 full + 2 half bath home features a double garage and a large driveway that fits up to six vehicles. The main floor is perfect for entertaining, with a spacious family room, a 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, ideal for summer gatherings. Upstairs offers three bedrooms, a full bath, and a half bath, providing comfort and convenience for the family. The basement features a separate entrance, a bedroom, office, den, rec room, laundry, and another bathroom, great for guests, extended family, or future suite potential. Flooded with natural light and enhanced by custom blinds and shutters, this charming, well-kept home sits in a fantastic family friendly neighborhood.

Built in 1971

### Essential Information

MLS® # E4465069

Price \$495,000

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    | November 7th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 02            |

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Listing information last updated on November 8th, 2025 at 9:02am MST