

# \$385,000 - 11740 152 Avenue, Edmonton

MLS® #E4460700

## \$385,000

4 Bedroom, 2.50 Bathroom, 1,185 sqft  
Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

Situated on a 46â€™ x 110â€™ lot in the family-friendly community of Caernarvon, this home offers plenty of flexibility for both homeowners and investors. The main level features a traditional layout with 3 bedrooms, a spacious living area, and a functional kitchen. Downstairs, the fully finished basement with separate entrance includes its own kitchen, plus 1 bedroom and a den.. A detached double garage and generous backyard complete the package. Even better – the neighboring property (11736 152 Ave NW) is also available for purchase. New roof was installed in 2024! Combine both lots to create a prime redevelopment site for future multi-family or infill opportunities – a rare chance in this sought-after area. Whether you’re looking to utilize the space today or redevelop for tomorrow, this is a property you won’t want to miss.

Built in 1975

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460700  |
| Price      | \$385,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,185                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11740 152 Avenue |
| Area        | Edmonton         |
| Subdivision | Caernarvon       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 1S8          |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Detectors Smoke, No Smoking Home |
| Parking   | Double Garage Detached           |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                             |
| Appliances        | Dryer, Hood Fan, 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, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Metal, Stucco                                                                                         |
| Foundation        | Concrete Perimeter                                                                                          |

### Additional Information

Date Listed            October 3rd, 2025

Days on Market      11

Zoning                Zone 27

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