# \$449,900 - 9535 147 Avenue, Edmonton

MLS® #E4439307

#### \$449.900

4 Bedroom, 3.50 Bathroom, 2,368 sqft Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Here is your chance to live in the Famous MAPLE LEAF HOUSE! Probably one of the most unique homes in Edmonton, nothing will show your Canadian Pride more than owning this one of a kind property!! This CONCRETE home offers 2300+ sq ft with 4 bedrooms upstairs and a total of 5 Bathrooms! The primary and the second bedroom both have their own ensuite leaving the other 2 bedrooms sharing the 3rd bathroom on the second floor. On the main floor, you will find a beautifully renovated kitchen with brand new stainless steel appliances and granite countertops. The living room is surrounded by a full wall of windows and a wood fireplace. With the tile and light vinyl floors, this home is so bright and welcoming to anyone who stops by. With about \$200K in renovations including a new tar and gravel roof, upgraded heating and room to put the FINAL TOUCHES, all that is left to do is move in. Close to schools. transportation and shopping. This home is a MUST SEE and will surely surprise you with its wow factor.







Built in 1971

## **Essential Information**

MLS® # E4439307 Price \$449,900 Bedrooms 4

Bathrooms 3.50

Full Baths 2

Half Baths 3

Square Footage 2,368

Acres 0.00

Year Built 1971

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 9535 147 Avenue

Area Edmonton
Subdivision Evansdale
City Edmonton
County ALBERTA

Province AB

Postal Code T5E 2K5

#### **Amenities**

Amenities Detectors Smoke, Front Porch, No Animal Home, No Smoking Home,

Patio, R.V. Storage, Vinyl Windows, See Remarks

Parking Spaces 2

Parking Double Garage Detached, Rear Drive Access, RV Parking

#### Interior

Interior Features ensuite bathroom

Appliances Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Baseboard, Natural Gas

Fireplace Yes

Fireplaces Brick Facing

Stories 2

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Concrete

Exterior Features Back Lane, Cul-De-Sac, Flat Site, Landscaped, Low Maintenance

Landscape, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, Partially Fenced

Roof Tar & T

Construction Concrete

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 28th, 2025

Days on Market 28

Zoning Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 25th, 2025 at 7:47pm MDT