

## \$895,000 - 5612 152a Avenue, Edmonton

MLS® #E4447542

**\$895,000**

4 Bedroom, 3.50 Bathroom, 2,270 sqft

Single Family on 0.32 Acres

Casselman, Edmonton, AB

THIS PROPERTY IS RARE FIND BEING A HUGE 2270 SQ FT BUNGALOW IMMACULATE THRU-OUT FULLY DEVELOPED BASEMENT DOUBLE ATTACHED GARAGE WITH A ADDITIONAL SHOP OR GARAGE WHICH EVER YOU PREFER ALL THIS ON A HUGE 14,095 SQ FT LOT IN PREMIUM LOCATION NO THRU TRAFFIC CLOSE TO BIKE TRAILS AND WALKING PATHS AND ONLY LESS THAN 10 MINUTES FROM LONDONDERRY MALL AND MORE SHOPPING FOR ALL YOUR SHOPPING NEEDS.HOME HAS BEEN UPGRADED AND WELL MAINTAIN THRU-OUT .LIKE I SAID THIS IS A RARE FIND WITH A HUGE LOT AND HUGE BUNGALOW AND SUBURB LOCATION.THIS HOME HAS 4 BATHROOMS ,4 BEDROOMS.THIS HOME IS MUST SEE.

Built in 1990

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447542  |
| Price          | \$895,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,270     |



|            |                        |
|------------|------------------------|
| Acres      | 0.32                   |
| Year Built | 1990                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5612 152a Avenue |
| Area        | Edmonton         |
| Subdivision | Casselman        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 4X7          |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | On Street Parking, R.V. Storage, Workshop |
| Parking   | Double Garage Attached, See Remarks       |

### Interior

|                   |                                                                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Washer, Window Coverings, See Remarks, Dryer-Two, Garage Heater |
| Heating           | Forced Air-1, Hot Water, Natural Gas                                                                                                                                                                                                                                |
| Stories           | 2                                                                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                                                                                                           |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, No Through Road, Paved Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                                      |
| Construction      | Wood, Brick                                                                                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                    |

**Additional Information**

Date Listed                July 11th, 2025  
Days on Market        37  
Zoning                    Zone 02

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