

## \$369,900 - 2008 147 Avenue, Edmonton

MLS® #E4432025

**\$369,900**

3 Bedroom, 2.00 Bathroom, 999 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

Fantastic opportunity in Fraser! This charming, owner occupied and meticulously cared for, air conditioned, 3-bedroom home is perfect for buyers looking for value and space. Step inside to a bright and open kitchen, perfect for entertaining or family meals. The main level features durable vinyl flooring and new windows that let in plenty of natural light. The fully finished basement adds extra living space—ideal for a rec room, home office, or potential suite. Outside, enjoy a large backyard with plenty of room for kids, pets, or future development. Bonus upgrades include asphalt shingles (just 4 years old) and fresh touches throughout. Located on a quiet street with easy access to schools, parks, shopping, and transit. Don't miss this affordable gem in a great location—ready for your personal touch or investment strategy!

Built in 1980

### Essential Information

MLS® #	E4432025
Price	\$369,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	999
Acres	0.00



Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	2008 147 Avenue
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1T1

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Gazebo, Hot Water Natural Gas, Insulation-Upgraded, Patio
Parking	Parking Pad Cement/Paved

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Hardie Board Siding
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	10

## Zoning

## Zone 35

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