

\$574,990 - 2838 152 Avenue, Edmonton

MLS® #E4466174

\$574,990

4 Bedroom, 3.50 Bathroom, 1,560 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

INVESTOR ALERT! Opportunity knocks with this 2023-built 2-storey featuring a custom 1 bed legal suite in the established community of Kirkness. Just a stone throw from Manning Town Centre, Movati, Costco, schools, transit, and the Henday. This location is unbeatable for families or future tenants! The home is bright, welcoming, and move-in ready, starting with a generous foyer and flowing into open-concept living, dining, and a stylish kitchen with smart stainless steel appliances (yes, even an air-frying oven!). A 2-pc powder room and double garage sit conveniently off the entrance. Upstairs offers 3 bedrooms, upper laundry, and a dreamy primary retreat with walk-in closet and 5-pc ensuite. The backyard is spacious and ready for your touch. Downstairs, find yourself in the cozy legal suite. Perfect as a mortgage helper or multi-generational space. Enjoy the high-efficiency boiler system with separate smart thermostats for year-round comfort. Don't miss out on your chance to live while making a living!

Built in 2023

Essential Information

MLS® # E4466174

Price \$574,990



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,560
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2838 152 Avenue
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 6C4

Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Water
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 19th, 2025
Days on Market	1
Zoning	Zone 35

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 November 20th, 2025 at 9:18am MST