

## \$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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Listing information last updated on May 2nd, 2025 at 3:02am MDT