

Courtesy Of Dustin Batuik Of Sterling Real Estate

## \$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
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Exterior Features	Back Lane, Cul-De-Sac, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Tar & Gravel
Construction	Concrete
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	26
Zoning	Zone 02

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Listing information last updated on June 23rd, 2025 at 2:47am MDT