

## \$475,000 - 9320 150 Av Nw, Edmonton

MLS® #E4452639

**\$475,000**

5 Bedroom, 2.50 Bathroom, 1,180 sqft  
Single Family on 0.00 Acres

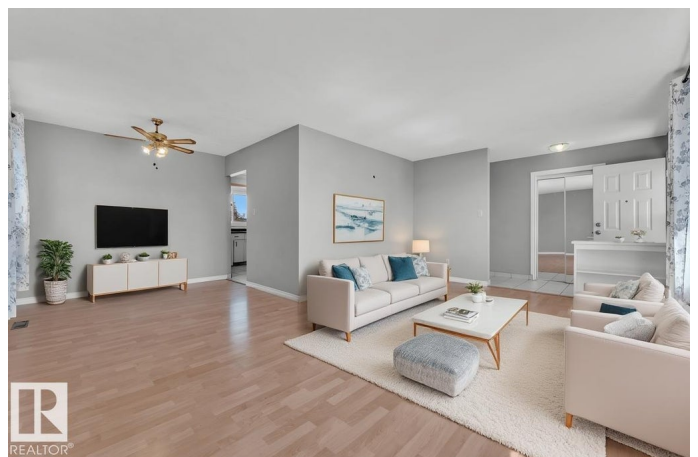
Evansdale, Edmonton, AB

Welcome to your perfect family home in Evansdale! This beautifully maintained 5-bedroom 3- bath bungalow with 2 kitchens and a SEPARATE ENTRANCE offers over 2,200 sq. ft. of versatile living space. The main floor features a bright living room with large windows, a cheerful kitchen with tile flooring and views of the expansive backyard, a primary with 2-pc ensuite, 2 additional bedrooms, and a 4-pc bath. The fully finished basement includes a SECOND KITCHEN, bar, large rec room, 2 bedrooms, 3-pc bath, and generous storage, plus a common laundry room. Updates include vinyl plank flooring, vinyl windows, shingles (2013), furnace & HWT (2017), and exterior blackout blinds. Situated on a 689 sq. m. lot with apple trees, double detached garage, and RV pad. Across from Evansdale School and a short walk to Eaux Claires Bus Terminal, shops, and amenities—ideal for families, multi-generational living. Move-in ready and exceptional value!

Built in 1971

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4452639  |
| Price    | \$475,000 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,180                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9320 150 Av Nw |
| Area        | Edmonton       |
| Subdivision | Evansdale      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5E 2N8        |

### Amenities

|           |                                                                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Bar, Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Secured Parking, Vinyl Windows |
| Parking   | Double Garage Detached                                                                                                                        |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                  |
| Appliances        | Dryer, Hood Fan, Refrigerator, Washer, See Remarks, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                         |
| Stories           | 2                                                                                 |
| Has Suite         | Yes                                                                               |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Finished                                                                    |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                             |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Level Land, Low Maintenance |

Landscape, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Metal, Stucco |
| Foundation   | Concrete Perimeter  |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Evansdale SC, St. Phil, St |
| Middle     | Glengarry, Killarny, St. M |
| High       | Oleary Sc, M.E LA, Queen E |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 02           |

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Listing information last updated on August 26th, 2025 at 11:18am MDT