

Courtesy Of Dustin Batuik Of Sterling Real Estate

## \$429,800 - 9535 147 Avenue, Edmonton

MLS® #E4439307

**\$429,800**

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 \$429,800



|                |                        |
|----------------|------------------------|
| 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 |
|----------|----------|

|                   |   |
|-------------------|---|
| 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 | 83             |
| Zoning         | Zone 02        |

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Listing information last updated on August 19th, 2025 at 5:17pm MDT