

## \$285,000 - 11628 151 Avenue, Edmonton

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MLS® #E4456750

**\$285,000**

3 Bedroom, 1.00 Bathroom, 1,001 sqft

Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

GREAT OPPORTUNITY! INVESTORS and HANDY homeowners DONâ€™T MISS out on this diamond in the rough! Nestled into the quiet community of Caernarvon you'll find this perfect investment home. Walking through the front door, there's a good size living room. The kitchen and dining area offer nice space, pantry & plenty of cupboards. On the main floor, the home features three bedrooms, a full bath. Venture down the basement stairs and you'll find excellent potential for either a suite or more bedrooms/bathrooms for the expanding family for all your extra or seasonal possessions. Very large private fenced backyard with an oversized double detached garage. Just minutes away from school, recreation center, medical office, restaurants, and other animation. Put your building/renovation skills to work and unlock the hidden potential of this property. With its prime location and solid bones, the possibilities are limitless. THE PROPERTY IS SOLD AS WHERE IS.



Built in 1973

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4456750  |
| Price    | \$285,000 |
| Bedrooms | 3         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,001                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11628 151 Avenue |
| Area        | Edmonton         |
| Subdivision | Caernarvon       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 1C6          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                   |
| Exterior Features | Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Stucco                                                                   |
| Foundation        | Concrete Perimeter                                                             |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Caernarvon School      |
| Middle     | Rosslyn School         |
| High       | Queen Elizabeth School |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 36                  |
| Zoning         | Zone 27             |

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