

## **\$350,000 - 11031 153a Street, Edmonton**

MLS® #E4450019

**\$350,000**

4 Bedroom, 2.00 Bathroom, 1,242 sqft

Single Family on 0.00 Acres

High Park (Edmonton), Edmonton, AB

ACROSS THE STREET FROM SCENIC GREEN SPACE & PLAYGROUND! This charming bungalow is nestled on a quiet tree lined street in the heart of High Park on a 50x114 lot. The well maintained home retains much of it's original character offering an excellent opportunity for buyers looking to renovate, invest or move right in! The main floor has a classic yet functional layout with 3 bedrooms, 4pce bath, spacious kitchen showcasing solid wood cabinetry, adjacent dining area & generous size living room featuring a traditional wood burning fireplace with stately stone surround plus a bright picture window allowing plenty of natural light into the home. The basement is finished with a second kitchen providing flexibility for multi-generational living or a private guest suite. While the space is in original condition it offers a solid foundation for your vision. A standout feature of this property is the ample parking & storage with both a double and single car garage - a rare find! Don't let this one get away!

Built in 1959

### **Essential Information**

MLS® # E4450019

Price \$350,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,242                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11031 153a Street    |
| Area        | Edmonton             |
| Subdivision | High Park (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 2E7              |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | No Smoking Home                                |
| Parking   | Double Garage Detached, Single Garage Detached |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Fireplace    | Yes                                                              |
| Fireplaces   | Stone Facing                                                     |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      HIGH PARK

**Additional Information**

Date Listed                      July 28th, 2025

Days on Market                5

Zoning                            Zone 21

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