

## **\$859,000 - 10806 151 Street, Edmonton**

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MLS® #E4425376

### **\$859,000**

4 Bedroom, 3.50 Bathroom, 2,337 sqft

Single Family on 0.00 Acres

High Park (Edmonton), Edmonton, AB

A truly thought out custom built 4 bed + den home sitting on a full 148 x 50" lot with a LEGAL basement suite! Highlights Include: hardwood floors throughout, gas fireplace, granite countertops, stainless steel appliances, custom cabinetry, 9' ceilings, in-floor heat in the basement, central A/C & on demand hot water. Upstairs you will find 3 spacious bedrooms, laundry room, & 5pce bath. The primary bedroom showcases a generous sized walk-in closet, & 6pce bath. You can enjoy both sunsets and sunrises on your spacious front and rear decks. The West-facing private back yard has a cosy hot tub enclosure, detached oversized double garage, & built in deck awning. The suite has 1 bedroom, a 4pce bathroom with laundry, a generous living room, a modern kitchen with stainless steel appliances & granite counters, vinyl plank floors, & in-floor heating. Located across from a beautiful tree lined park with walking paths, playground and easy drive to downtown & the U of A. Quality that must be seen to be appreciated!



Built in 2017

### **Essential Information**

MLS® #                    E4425376

Price                        \$859,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,337
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	10806 151 Street
Area	Edmonton
Subdivision	High Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 1V8

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, Hot Tub, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Countertop Electric, Stove-Gas, Window Coverings, Dryer-Two, Washers-Two, Dishwasher-Two, Hot Tub
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 12th, 2025
Days on Market	30
Zoning	Zone 21

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