

Courtesy Of Lenny C Burt Of MaxWell Progressive

## \$469,990 - 12212 151 Avenue, Edmonton

MLS® #E4450717

**\$469,990**

4 Bedroom, 2.50 Bathroom, 1,373 sqft

Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

This upgraded bi-level blends timeless mid-century design with modern comfort. The dramatic vaulted ceilings and skylight flood the main floor with natural light, giving the living and dining areas an airy, inviting feel. Hardwood, tile, upgraded broadloom, and a stone-faced fireplace add warmth and character throughout. The kitchen is a standout with granite counters, soft-close stained cabinetry, and upgraded appliances. Triple-pane windows and neutral paint complement the wide trim and baseboards. Upstairs features three bedrooms, including a rare 4-piece ensuite for this era, plus another full bath. The finished basement offers a spacious family room, extra bedroom, laundry, and newer carpets. Outside, enjoy a beautiful yard, fenced with a large deck, ideal for entertaining. The insulated double garage with floor drain and direct basement access adds everyday convenience. Located close to schools, shopping, parks, and amenities, this home balances style and practicality in a great neighborhood.

Built in 1978

### Essential Information

MLS® # E4450717

Price \$469,990



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,373                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12212 151 Avenue |
| Area        | Edmonton         |
| Subdivision | Caernarvon       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 4A6          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vaulted Ceiling  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Stories           | 2                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Finished                                                                     |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood                        |
| Exterior Features | Fenced, Landscaped, Schools |
| Roof              | Asphalt Shingles            |
| Construction      | Wood                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 1st, 2025  
Days on Market                16  
Zoning                              Zone 27

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