

## \$199,900 - 2618 151 Avenue, Edmonton

MLS® #E4462517

**\$199,900**

2 Bedroom, 1.50 Bathroom, 597 sqft

Single Family on 0.00 Acres

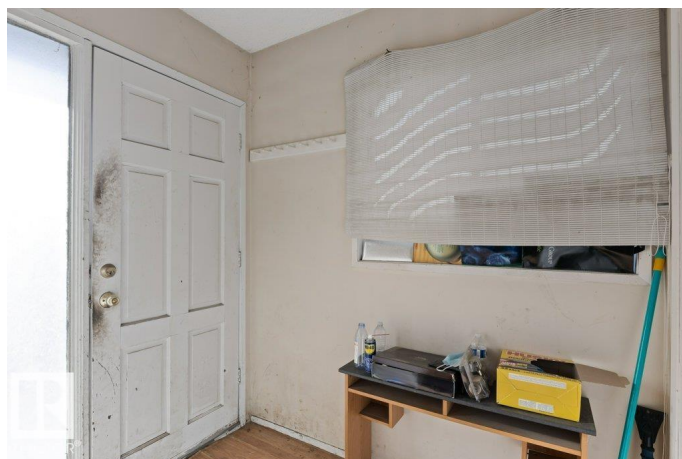
Fraser, Edmonton, AB

Investor alert! This bi-level in Fraser is a full renovation project—perfect for experienced renovators or fix-and-flip buyers. The home is not currently livable and requires a complete gut, including removal of all flooring, fixtures, and finishes—there are no appliances included. With good bones and a practical layout, it features a main floor with a living room, kitchen, and 2-piece bath, while the lower level includes the primary bedroom, second bedroom, 4-piece bath, and laundry area. Large windows on the lower level bring in plenty of natural light. The huge yard offers excellent outdoor potential, and the detached single garage provides convenient storage or workspace. Located close to the Anthony Henday, schools, parks, and shopping, this home is sold as is and offers great potential for those ready to take on a major project with future upside.

Built in 1980

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462517  |
| Price      | \$199,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 597                    |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2618 151 Avenue |
| Area        | Edmonton        |
| Subdivision | Fraser          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1Z3         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | Hood Fan                  |
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Fireplaces   | Corner                    |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Stucco                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                          |

### School Information

|            |                |
|------------|----------------|
| Elementary | Fraser         |
| Middle     | John D. Bracco |
| High       | Eastglen       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 35            |

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Listing information last updated on October 20th, 2025 at 11:47am MDT