

\$449,900 - 4122 134a Avenue, Edmonton

MLS® #E4426050

\$449,900

5 Bedroom, 3.00 Bathroom, 1,238 sqft

Single Family on 0.00 Acres

Sifton Park, Edmonton, AB

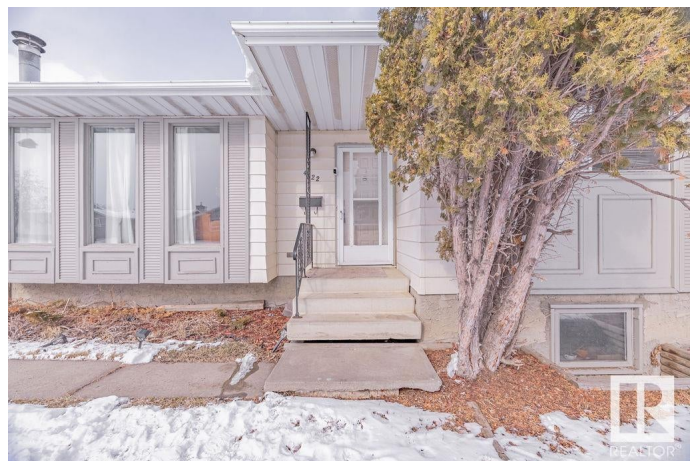
You won't want to miss this 5 bedroom bungalow boasting a finished basement with separate entrance, 2 kitchens, and separate laundry for both levels! Recent upgrades include shingles, vinyl plank flooring, and paint all done in 2022, a brand new washer/dryer upstairs, and a brand new garage door complete with warranty. As an added bonus, the basement ceiling has been insulated to minimize noise in between floors. Upstairs you'll find 3 bedrooms, with 2 more bedrooms in the basement. Large fenced backyard, with ample space for the kids, pets, or entertaining. Double detached oversized garage with a large driveway provides tons of room for parking. Easy access to transit, shopping, 137th Ave, and Manning Freeway. Within a 15 minute walk to Clareview Town Center, Clareview Rec Center, the Library, and Clareview LRT Station. Whether you are an investor, have extended family, or are looking for a home with a mortgage helper this is the perfect home for you! An opportunity this good won't last long, why wait??

Built in 1975

Essential Information

MLS® # E4426050

Price \$449,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,238
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4122 134a Avenue
Area	Edmonton
Subdivision	Sifton Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2N5

Amenities

Amenities	No Smoking Home, See Remarks
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Metal

Foundation Concrete Perimeter

Additional Information

Date Listed March 17th, 2025

Days on Market 54

Zoning Zone 35

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 10th, 2025 at 4:17am MDT