

## **\$439,999 - 7815 134b Avenue, Edmonton**

MLS® #E4457867

**\$439,999**

4 Bedroom, 2.00 Bathroom, 1,072 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

WOW! What a location on a beautiful street FACING DELWOOD PARK & ENDLESS AMOUNTS OF GREEN SPACE IN FRONT OF YOU! This home has been recently updated, including BATHROOMS, KITCHEN, APPLIANCES, FLOORING, NEW WINDOWS, FRONT/BACK DOORS, washer/dryer, NEW INTERIOR/EXTERIOR PAINT, upgraded front landscaping, NEW FURNACE, HWT, & so much more! This spacious 4 bed, 2 full bath & just under 1100 Sq/Ft bungalow is flooded with natural light! Upon entrance, you are greeted to a spacious living room full of life, w/a BEAUTIFUL VIEW OF THE PARK! The kitchen & dining room are both a great size w/large pantry for added convenience. The main floor has 3 large bedrooms & 4pc main bath with GRANITE COUNTERTOPS! A SEPARATE ENTRANCE leads to the FULLY FINISHED BASEMENT w/MASSIVE REC ROOM, DRY BAR, 4th bedroom w/built-in closets, 3pc bathroom & laundry area! The exterior has been recently painted & updated, along w/OVERSIZED + HEATED DOUBLE DETACHED GARAGE! 6 MINUTE WALK TO DELWOOD ELEMENTARY SCHOOL! Great for young families!

Built in 1965

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4457867               |
| Price          | \$439,999              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,072                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7815 134b Avenue |
| Area        | Edmonton         |
| Subdivision | Delwood          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5C 3B9          |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | On Street Parking, Bar, No Animal Home, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Detached, Over Sized                                     |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                 |
| Stories      | 2                                                                                                         |
| Has Basement | Yes                                                                                                       |
| Basement     | Full, Finished                                                                                            |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                   |
| Exterior Features | Back Lane, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 02              |

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