

## **\$389,000 - 7803 125 Avenue, Edmonton**

MLS® #E4431028

**\$389,000**

4 Bedroom, 2.00 Bathroom, 1,138 sqft

Single Family on 0.00 Acres

Elmwood Park, Edmonton, AB

This absolute gem of a home is tucked into a beautiful part of Elmwood Park which has new roads, sidewalks and streetlights. Additionally with an ultra large and private 50'x150' corner lot with many fruit tree's you really get all the perks with unique benefits for sure !!! The outstanding spacious floor plan and many upgrades such as the \$50000 full top and bottom in-floor hydronic heating system, newly fenced yard, newer shingles and new bsmt development really define this comfortable home. Upstairs you will enjoy the RETRO kitchen and main floor vinyl plank flooring plus the huge windows that make it so bright. The new basement with 2 additional bedrooms, the heated and insulated garage plus a large breezeway help complete the package indeed. The active community also has much to offer for enthusiasts.

Built in 1961

### **Essential Information**

MLS® #	E4431028
Price	\$389,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,138
Acres	0.00



Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	7803 125 Avenue
Area	Edmonton
Subdivision	Elmwood Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1E2

### **Amenities**

Amenities	Hot Water Instant
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	In Floor Heat System, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Park/Reserve, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	4
Zoning	Zone 05

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