

\$399,900 - 7204 135a Avenue, Edmonton

MLS® #E4435850

\$399,900

4 Bedroom, 2.00 Bathroom, 1,056 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

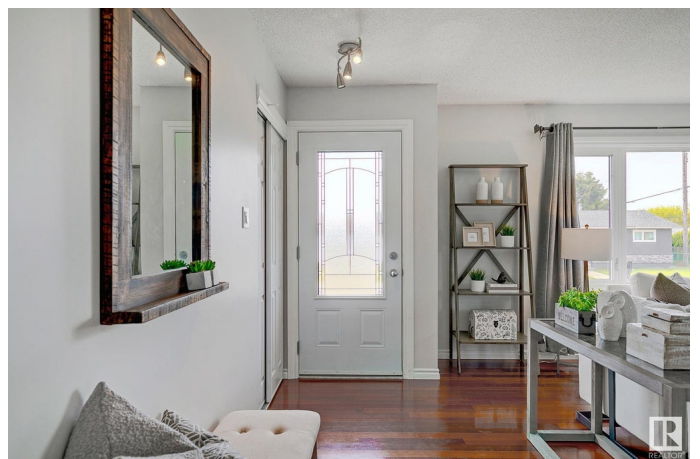
WOW! This charming bungalow in the heart of Delwood offers 2060+sqft of total functional up & down living space with an open flr plan & amazing versatile basement layout...perfect for living, entertaining & investing! An updated kitchen boasts timeless white cabinetry & generous eating area with convenient buffet/dining storage while the spacious living rm is nestled near a cozy entrance with entry closet! A large picture window allows plenty of natural light to a living space that extends to 3 good sized bdrms & a 5pce bath with dual vanities! The lower level notes glorious flexibility & the best version of a rec area/bdrm/gym or flex space nestled near the common laundry but separated from the suite! The remaining basement area could be a complete inlaw suite for separate living quarters/ or versatile rec space with full wet bar for owner use! Large 51 x 126 lot with possibility for garage suite! AIR CONDITIONING! Fenced, potential RV parking & near schools & amenities. The perfect family home or investment!

Built in 1965

Essential Information

MLS® # E4435850

Price \$399,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	7204 135a Avenue
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2H9

Amenities

Amenities	Air Conditioner, Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Air Conditioning-Central, Dryer, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	51x126

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 11th, 2025
Days on Market	1
Zoning	Zone 02

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 12th, 2025 at 7:32pm MDT