

\$454,900 - 4122 134a Avenue, Edmonton

MLS® #E4426050

\$454,900

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 \$454,900



| | |
|----------------|------------------------|
| 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 33

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 April 19th, 2025 at 2:32am MDT