

## **\$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                46

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 2nd, 2025 at 2:32am MDT