

\$399,999 - 8828 135 Avenue, Edmonton

MLS® #E4441209

\$399,999

4 Bedroom, 2.00 Bathroom, 1,036 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

INCREDIBLE CURB APPEAL AND TIMELESS CHARM. Welcome to this pristine bungalow nestled in the heart of Glengarry. Step inside to rich hardwood floors and a bright, inviting living space that flows seamlessly into the dining area. The white kitchen is both classic and functional, with ample storage. The main floor features three well-sized bedrooms and a full 4-piece bath. A separate side entrance leads to a fully finished basement boasting a massive rec space with a projector screen and wet bar—perfect for entertaining—plus a laundry room, fourth bedroom, and 3-piece bathroom. Enjoy summer evenings in the huge private backyard complete with a pergola, gas firepit, two large sheds, and plenty of space to relax or entertain. A double detached garage completes this incredible home. Located in a mature community close to schools, parks, shopping, and transit, this is an ideal opportunity for families or investors alike! **SOME PHOTOS ARE VIRTUALLY STAGED.**

Built in 1962

Essential Information

| | |
|----------|-----------|
| MLS® # | E4441209 |
| Price | \$399,999 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,036 |
| Acres | 0.00 |
| Year Built | 1962 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 8828 135 Avenue |
| Area | Edmonton |
| Subdivision | Glengarry |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5E 1N3 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Recreation Room/Centre, Wet Bar |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------------|
| Elementary | Mee-Yah-Noh School |
| Middle | Killarney School |
| High | Queen Elizabeth School |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 8th, 2025 |
| Days on Market | 9 |
| Zoning | Zone 02 |

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