

## \$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

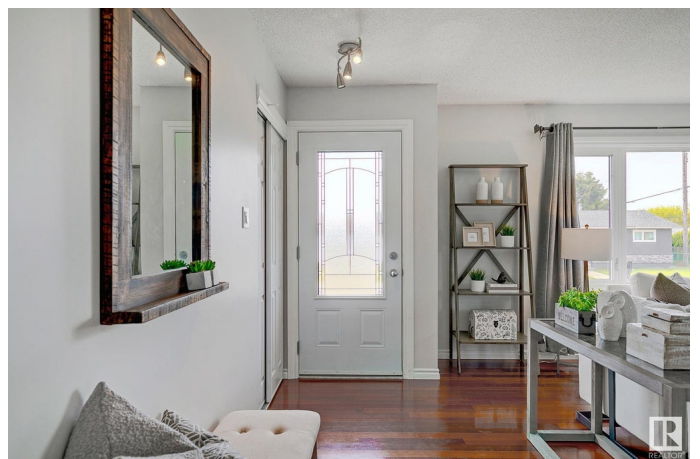
WOW! This charming bungalow in the heart of Delwood offers 2060+sqft of total functional up & down living space with an open flr plan & amazing versatile basement layout...perfect for living, entertaining & investing! An updated kitchen boasts timeless white cabinetry & generous eating area with convenient 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

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Listing information last updated on May 12th, 2025 at 8:17am MDT