

# **\$499,000 - 7819 136 Avenue, Edmonton**

MLS® #E4440873

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,452 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

This updated and move in ready 4-level split home offers over 2,300 sqft of living space in family friendly Delwood. The low-maintenance front yard features mature trees, stonework, & a winding brick walkway for standout curb appeal. Inside, the home is bright with vaulted ceilings & large windows throughout. The main level includes a spacious living room with gas fireplace, a formal dining area, and a modern kitchen with solid oak cabinets, quartz counters, stainless steel appliances, breakfast nook, and French doors that open to your backyard oasis. Upstairs, the king-sized primary bedroom is a peaceful retreat with a full 4-pc bath. The lower level offers 2 more bedrooms & a 3-pc bathroom, while the finished basement includes a large rec room with electric fireplace, a den, laundry, and storage. The private backyard is perfect for entertaining with a large deck, mature trees, & green space. Complete with a double detached garage. Upgrades include new roof (2015), HWT (2024), furnace (2022) and windows.

Built in 1966

## **Essential Information**

MLS® # E4440873

Price \$499,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,452                  |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7819 136 Avenue |
| Area        | Edmonton        |
| Subdivision | Delwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 2K8         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 4   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed June 6th, 2025

Days on Market 20

Zoning Zone 02

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