

## **\$459,000 - 8028 134a Avenue, Edmonton**

MLS® #E4438959

**\$459,000**

4 Bedroom, 1.50 Bathroom, 1,114 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

This charming bungalow in Delwood is waiting for a new family. From the spectacular curb appeal to the total main floor renovation, this 1100 sqft home has everything you are looking for. New kitchen cabinets, S.S. appliances, tile and LVP flooring to the new electrical and lighting and more. Even the attic has new blown in insulation. Open concept main floorplan provides a bright and airy feel to the home. A 4 piece bathroom is shared by the 3 generously sized bedrooms. All closets boast custom closet organizers. The mudroom is tiled for easy care and maintenance leading you to the basement and a vintage styled layout. Plenty of storage in the mechanical room and laundry area. There is also another bedroom in the basement and a 2 piece bathroom with the ability to add a stand alone shower. The backyard is huge with room for RV parking and a double detached double garage. The chain-link fence surrounding the property means less maintenance and more time to enjoy your new home.

Built in 1966

### **Essential Information**

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Price \$459,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,114                  |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8028 134a Avenue |
| Area        | Edmonton         |
| Subdivision | Delwood          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5C 2G9          |

### Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Bar, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows |
| Parking   | Double Garage Detached, RV Parking                                                                          |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                           |
| Stories      | 2                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco, Vinyl                                                                                  |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Stone, Stucco, Vinyl                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 28th, 2025

Days on Market                72

Zoning                            Zone 02

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