

# **\$1,090,000 - 8623 137 Street, Edmonton**

MLS® #E4444701

**\$1,090,000**

4 Bedroom, 3.00 Bathroom, 1,431 sqft

Single Family on 0.00 Acres

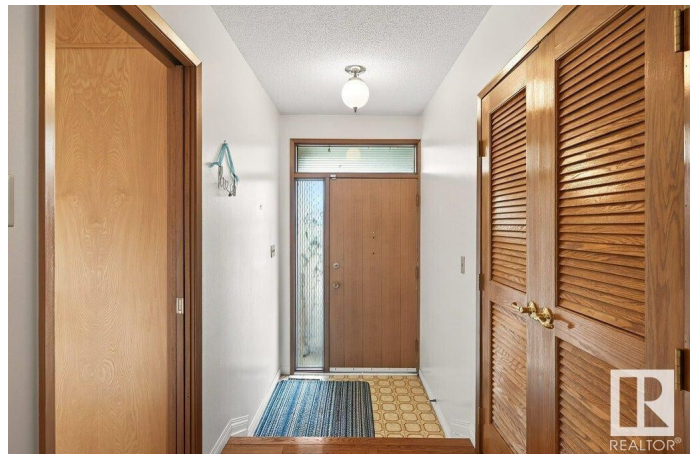
Parkview, Edmonton, AB

Nestled in the heart of Valleyview, just a short stroll from the scenic river valley, walking and biking trails, off-leash area, Sir Wilfrid Park, the zoo, shopping, restaurants, and everyday amenities, this lovingly cared-for and well-maintained WALK OUT bungalow is a rare find! Offering over 2,500 sq. ft. of living space (1430 sq. ft. above grade and 1038 below) this home sits on a large 80' x 120' lot providing incredible potential to renovate and create your dream home in one of the city's most sought-after neighbourhoods. Features include a timeless brick exterior, hardwood floors, gas fireplace, abundance of many large windows, 4 bdrms, 3 baths & a double ATT. garage. Generously sized living areas offer endless possibilities for personalization, while the home's GREAT BONES make it the ideal canvas for a modern transformation. Whether you choose to refresh its classic charm, embark on a full-scale renovation or build new this is a rare opportunity to own a property in a prime Valleyview location.

Built in 1966

## **Essential Information**

MLS® #	E4444701
Price	\$1,090,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,431
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	8623 137 Street
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 0C5

### Amenities

Amenities	Detectors Smoke, No Animal Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Public Transportation,

Schools, Shopping Nearby

Lot Description	80 x 120
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	7
Zoning	Zone 10

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 July 4th, 2025 at 7:32pm MDT