

\$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

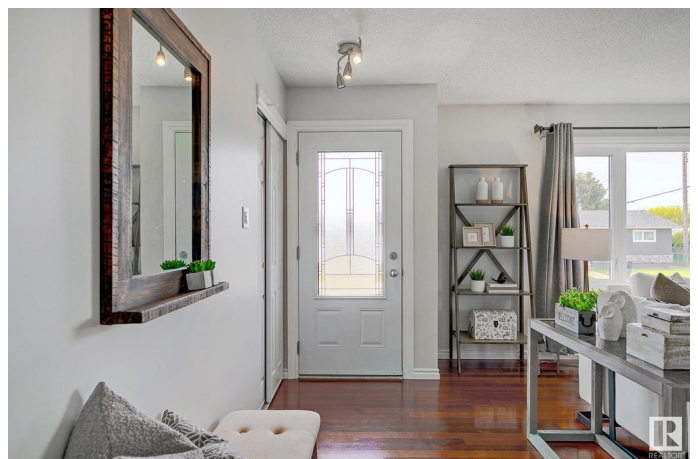
WOW! This charming bungalow in the heart of Delwood offers 2060+sqft of total functional up & down living space with an open flr plan & amazing versatile basement layout...perfect for living, entertaining & investing! An updated kitchen boasts timeless white cabinetry & generous eating area with convenient 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 | 2 |
| Zoning | Zone 02 |

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 May 13th, 2025 at 2:32pm MDT