

## \$375,000 - 8416 135a Avenue, Edmonton

MLS® #E4435823

**\$375,000**

2 Bedroom, 2.00 Bathroom, 948 sqft

Single Family on 0.00 Acres

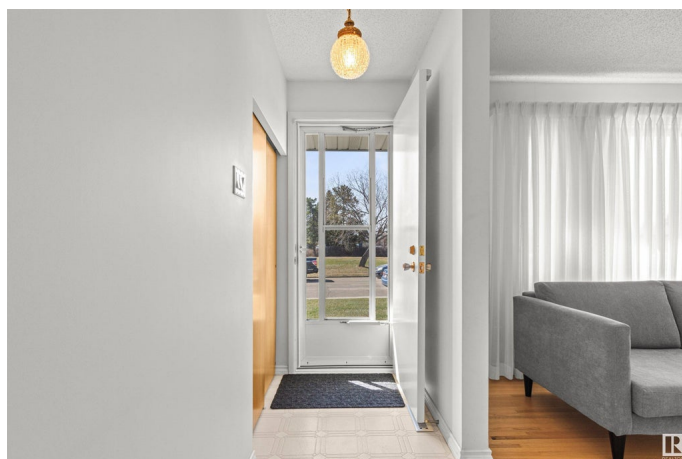
Glengarry, Edmonton, AB

Well cared for home in family friendly neighbourhood of Glengarry. Beautifully situated in a quiet location facing a park. Walking distance to schools, and in close proximity to all amenities. Lovely 2 bedroom, 2 bath home with fully finished basement is extra clean and in move in condition. Spacious living room has an abundance of natural light with large picture window facing the park. Original hardwood flooring in excellent condition in living room/dining room. Formal dining room, cozy kitchen with window overlooking the yard. Primary bedroom is spacious and has 2 closets. Second bedroom is a good size and located next to the 4 piece bathroom. New carpets (December 2023) in hallway and both bedrooms. Basement offers a spacious rec room, 3 piece bath, Den, and large utility room. Private back yard with patio, vegetable gardens and plenty of room for family enjoyment. Double detached garage.

Built in 1962

### Essential Information

MLS® #	E4435823
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	948
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8416 135a Avenue
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1R6

### Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 10th, 2025
-------------	----------------

Days on Market 15

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 25th, 2025 at 8:17pm MDT