

# **\$399,900 - 7816 135a Avenue, Edmonton**

MLS® #E4436349

**\$399,900**

4 Bedroom, 2.00 Bathroom, 941 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

MOVE-IN Ready 4-Bedroom Home Across from Park - Fully Upgraded & Beautifully Updated Family Home on a quiet street, directly across from an Island Park with no front facing neighbors! This is a bright and modern 4-Bedroom, 2-Bathroom home.

FEATURES: Vaulted Ceilings and an abundance of natural light, offering a perfect balance of style, comfort, and energy efficiency. Recent upgrades (2023-2025) include: Triple-Pane Energy-Efficient Windows. High-Efficiency Furnace & Central A/C. Hot water tank & sump pump. Freshly renovated Kitchen & Spa-Inspired bathroom. Full interior repaint & Developed Basement. ADDITIONAL FEATURES: Spacious, landscaped yard with paving stone patio - perfect for entertaining or family time. Double detached garage with new openers & RV parking pad. Nothing to do but Move In and ENJOY!!!

Built in 1966

## **Essential Information**

MLS® #	E4436349
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	941
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	7816 135a Avenue
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2J5

### Amenities

Amenities	On Street Parking, Air Conditioner, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat, R.V. Storage, Vaulted Ceiling, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Alarm/Security System, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 14th, 2025  
Days on Market       3  
Zoning                 Zone 02

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Listing information last updated on May 17th, 2025 at 12:47pm MDT