

# **\$499,000 - 7819 136 Avenue, Edmonton**

MLS® #E4440873

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,452 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

This updated and move in ready 4-level split home offers over 2,300 sqft of living space in family friendly Delwood. The low-maintenance front yard features mature trees, stonework, & a winding brick walkway for standout curb appeal. Inside, the home is bright with vaulted ceilings & large windows throughout. The main level includes a spacious living room with gas fireplace, a formal dining area, and a modern kitchen with solid oak cabinets, quartz counters, stainless steel appliances, breakfast nook, and French doors that open to your backyard oasis. Upstairs, the king-sized primary bedroom is a peaceful retreat with a full 4-pc bath. The lower level offers 2 more bedrooms & a 3-pc bathroom, while the finished basement includes a large rec room with electric fireplace, a den, laundry, and storage. The private backyard is perfect for entertaining with a large deck, mature trees, & green space. Complete with a double detached garage. Upgrades include new roof (2015), HWT (2024), furnace (2022) and windows.

Built in 1966

## **Essential Information**

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Price \$499,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,452
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	7819 136 Avenue
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2K8

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 6th, 2025

Days on Market 33

Zoning Zone 02

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