

## \$475,000 - 4120 135 Avenue, Edmonton

MLS® #E4438949

**\$475,000**

5 Bedroom, 3.50 Bathroom, 1,225 sqft

Single Family on 0.00 Acres

Sifton Park, Edmonton, AB

Spacious bungalow with mature trees and a front drive leading to a double detached garage. A bright living room with white walls and a large front window welcomes you in, flowing into a dining room ideal for gatherings. The kitchen offers excellent potential with ample cabinets, counter space, and a cozy breakfast nook. Down the hall are three bedrooms, including a generous primary with dual closets and an ensuite. Separate entrance to fully finished basement features a large rec room, two bedrooms (one with an ensuite), a den perfect for an office or library, a stylish second kitchen with stainless steel appliances and modern finishes, and an additional bathroom and laundry. The backyard is beautifully landscaped with low-maintenance shrubs—perfect for summer BBQs and entertaining. Ready for your personal touches!

Built in 1976

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438949  |
| Price      | \$475,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,225                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4120 135 Avenue |
| Area        | Edmonton        |
| Subdivision | Sifton Park     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 2N7         |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Air Conditioner, No Animal Home |
| Parking Spaces | 6                               |
| Parking        | Double Garage Detached          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dryer, Freezer, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed May 28th, 2025

Days on Market 20

Zoning Zone 35

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Listing information last updated on June 17th, 2025 at 5:17am MDT