# \$389,900 - 4112 136 Avenue, Edmonton

MLS® #E4432875

#### \$389,900

3 Bedroom, 1.50 Bathroom, 1,150 sqft Single Family on 0.00 Acres

Sifton Park, Edmonton, AB

Welcome Home in Sifton Park! This Three Bedroom Bungalow on a Pie shaped Lot is sure to impress! Situated on a quiet street, tucked away in a corner as the road bends. As you walk through the front door, you are met be a sunny living room complete with laminate flooring. Spacious kitchen with tile flooring. Perfect as is, or if you had ambitions of removing a wall and adding an island. You'll appreciate the newer shingles on the home, large deck out back with a Primary Bedroom sliding patio door, ensuite, large backyard and an oversized double detached garage. Three Beds, One Bath. The basement is completely unfinished, ready for your personal touches. This one is close to all the amenities you have come to expect plus easy access to schools, transit and shopping! Priced to sell quickly!!!

Built in 1975

#### **Essential Information**

MLS® # E4432875 Price \$389,900

Bedrooms 3

Bathrooms 1.50

Full Baths 1

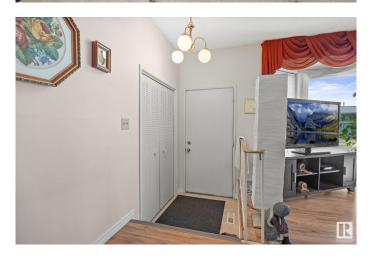
Half Baths 1

Square Footage 1,150

Acres 0.00







Year Built 1975

Type Single Family

Sub-Type Detached Single Family

Style Bungalow Status Active

# **Community Information**

Address 4112 136 Avenue

Area Edmonton
Subdivision Sifton Park
City Edmonton
County ALBERTA

Province AB

Postal Code T5A 2W8

#### **Amenities**

Amenities Deck, Hot Water Natural Gas

Parking Spaces 6

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Metal

Exterior Features Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, No Back

Lane, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Metal

Foundation Concrete Perimeter

#### **School Information**

Elementary St. Elizabeth

Middle John D. Bracco High Cardinal Collins

## **Additional Information**

Date Listed April 23rd, 2025

Days on Market 10

Zoning Zone 35

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 3rd, 2025 at 2:02am MDT