

\$1,090,000 - 8623 137 Street, Edmonton

MLS® #E4444701

\$1,090,000

4 Bedroom, 3.00 Bathroom, 1,431 sqft

Single Family on 0.00 Acres

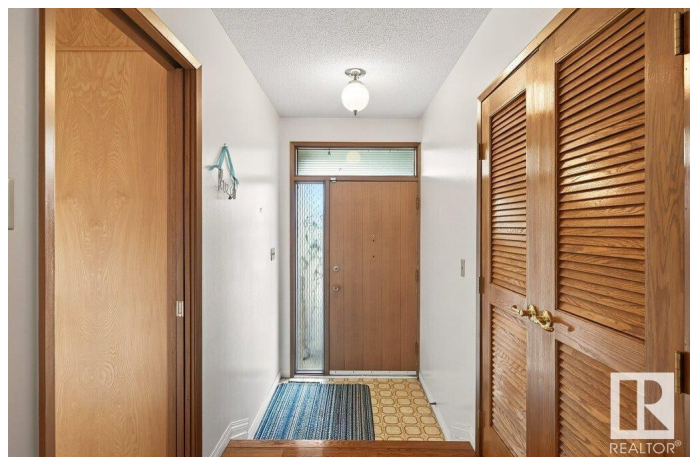
Parkview, Edmonton, AB

Nestled in the heart of Valleyview, just a short stroll from the scenic river valley, walking and biking trails, off-leash area, Sir Wilfrid Park, the zoo, shopping, restaurants, and everyday amenities, this lovingly cared-for and well-maintained WALK OUT bungalow is a rare find! Offering over 2,500 sq. ft. of living space (1430 sq. ft. above grade and 1038 below) this home sits on a large 80' x 120' lot providing incredible potential to renovate and create your dream home in one of the city's most sought-after neighbourhoods. Features include a timeless brick exterior, hardwood floors, gas fireplace, abundance of many large windows, 4 bdrms, 3 baths & a double ATT. garage. Generously sized living areas offer endless possibilities for personalization, while the home's GREAT BONES make it the ideal canvas for a modern transformation. Whether you choose to refresh its classic charm, embark on a full-scale renovation or build new this is a rare opportunity to own a property in a prime Valleyview location.

Built in 1966

Essential Information

MLS® #	E4444701
Price	\$1,090,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,431
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

Community Information

Address	8623 137 Street
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 0C5

Amenities

Amenities	Detectors Smoke, No Animal Home
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Public Transportation,

Schools, Shopping Nearby

Lot Description	80 x 120
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 27th, 2025
Days on Market	6
Zoning	Zone 10

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Listing information last updated on July 3rd, 2025 at 6:47pm MDT