

Courtesy Of Mack Karwacki Of Black Sheep Realty

## \$435,000 - 6207 136 Avenue, Edmonton

MLS® #E4439067

**\$435,000**

4 Bedroom, 2.00 Bathroom, 945 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Charming and well-maintained, this bungalow in Belvedere offers 945 sq ft of thoughtfully designed space with 4 bedrooms and 2 full bathrooms. Out back, the oversized double garage is a standout feature with 11' vaulted ceilings, a new heater, dual 220V wiring and an exterior hot water tap—perfect for hobbyists or extra storage. Inside on the main level, the home is updated with stainless steel appliances and clean, modern finishes, the home is move-in ready. Downstairs you'll find the large primary bedroom with an ensuite and a large living space with rough ins for a wet bar. Situated on a massive corner lot, the property offers extra outdoor space and excellent curb appeal. Located in a mature neighborhood with easy access to schools, parks, shopping, and public transit, this home offers both comfort and convenience. Whether you're a first-time buyer, investor, or downsizing, this property delivers solid value in a great location.

Built in 1967

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439067  |
| Price     | \$435,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 945                    |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6207 136 Avenue |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 0N7         |

### Amenities

|           |                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Detectors Smoke, Front Porch, See Remarks, Natural Gas BBQ Hookup |
| Parking   | 220 Volt Wiring, Double Garage Detached, Heated, Over Sized                                              |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Stove-Electric, Refrigerators-Two, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Stories           | 2                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Finished                                                                                  |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                      |
| Exterior Features | Corner Lot, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Stucco, Vinyl                                      |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

Date Listed May 29th, 2025

Days on Market 19

Zoning Zone 02

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