

## **\$449,900 - 8028 134a Avenue, Edmonton**

MLS® #E4459939

**\$449,900**

4 Bedroom, 1.50 Bathroom, 1,114 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

Welcome to Delwood. This quaint renovated bungalow is waiting for its new owners. The home boasts spectacular curb appeal and neighbourhood charm. New eaves, fascia, shingles, exposed concrete steps and sidewalks are just the beginning. Step inside and you are greeted with a modern open concept floor plan. New flooring, doors, trim, vinyl widows, kitchen cabinets, new stainless steel appliances and electrical upgrades are completed for you. A 4 piece bathroom on the main floor is shared by the 3 generously sized bedrooms. The living room is flooded with natural light coming from the new oversized front window. The mudroom has been tiled to be maintenace free and leads to the fully completed basement boasting a homemade bar, a bedroom and 2 piece bathroom with room for a shower. Plenty of storage in the mechanical/laundry room too. Outside you'll find the huge backyard c/w an oversized detached double garage with new O.H. doors and it's drywalled. There's room for your RV too. Move in ready.

Built in 1966

### **Essential Information**

MLS® # E4459939

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,114                  |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8028 134a Avenue |
| Area        | Edmonton         |
| Subdivision | Delwood          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5C 2G9          |

### Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Bar, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows |
| Parking   | Double Garage Detached, RV Parking                                                                          |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                           |
| Stories      | 2                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco, Vinyl                                                                                            |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |

|              |                            |
|--------------|----------------------------|
| Construction | Wood, Stone, Stucco, Vinyl |
| Foundation   | Concrete Perimeter         |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 16                   |
| Zoning         | Zone 02              |

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 October 15th, 2025 at 7:02pm MDT