

## **\$454,900 - 4122 134a Avenue, Edmonton**

MLS® #E4426050

**\$454,900**

5 Bedroom, 3.00 Bathroom, 1,238 sqft

Single Family on 0.00 Acres

Sifton Park, Edmonton, AB

You won't want to miss this 5 bedroom bungalow boasting a finished basement with separate entrance, 2 kitchens, and separate laundry for both levels! Recent upgrades include shingles, vinyl plank flooring, and paint all done in 2022, a brand new washer/dryer upstairs, and a brand new garage door complete with warranty. As an added bonus, the basement ceiling has been insulated to minimize noise in between floors. Upstairs you'll find 3 bedrooms, with 2 more bedrooms in the basement. Large fenced backyard, with ample space for the kids, pets, or entertaining. Double detached oversized garage with a large driveway provides tons of room for parking. Easy access to transit, shopping, 137th Ave, and Manning Freeway. Within a 15 minute walk to Clareview Town Center, Clareview Rec Center, the Library, and Clareview LRT Station. Whether you are an investor, have extended family, or are looking for a home with a mortgage helper this is the perfect home for you! An opportunity this good won't last long, why wait??

Built in 1975

### **Essential Information**

MLS® # E4426050

Price \$454,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,238
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4122 134a Avenue
Area	Edmonton
Subdivision	Sifton Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2N5

### **Amenities**

Amenities	No Smoking Home, See Remarks
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Metal

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 17th, 2025  
Days on Market                45  
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 April 30th, 2025 at 11:47pm MDT