

# \$449,900 - 7308 136 Avenue, Edmonton

MLS® #E4428841

**\$449,900**

5 Bedroom, 2.00 Bathroom, 1,169 sqft  
Single Family on 0.00 Acres

Delwood, Edmonton, AB

Prepare to check off all the boxes! Extensively renovated, 5 bedroom bungalow including a finished basement w/separate entrance, 2 kitchens, and separate laundry on both levels. Also includes a double detached garage with back alley access, and a paved parking pad for RV storage/additional parking. Upstairs you'll find an open concept kitchen/living area, 3 bedrooms, and a beautiful 5 piece bath with an additional door for access from the primary bedroom for increased privacy. Downstairs includes 2 additional bedrooms, a massive bathroom, and living/dining room/kitchen area. A large fenced backyard provides the perfect spot for kids, pets and entertaining. If location is important to you, this home is perfect! Easy access to transit & 137th Ave. 4 min walk to Delwood elementary school, 20 min walk/5 min drive/bus ride to Londonderry middle school/ME Lazerte High School/Londonderry Leisure Center, and a 10 min walk/5 min drive/bus ride to Londonderry Mall. Opportunity awaits, will you answer the call?

Built in 1967

## Essential Information

MLS® #	E4428841
Price	\$449,900
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,169
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	7308 136 Avenue
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2K2

### **Amenities**

Amenities	Off Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, See Remarks
Parking	Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access, See Remarks

### **Interior**

Appliances	Dishwasher - Energy Star, Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Microwave Hood Fan, 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, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 3rd, 2025

Days on Market      6

Zoning                 Zone 02

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