Courtesy Of Dave A Woolger Of Initia Real Estate

$375,000 - 4112 136 Avenue, Edmonton

MLS® #E4448689

$375,000
3 Bedroom, 1.50 Bathroom, 1,150 sqft
Single Family on 0.00 Acres

Sifton Park, Edmonton, AB

Welcome Home in Sifton Park! This Three Bedroom Bungalow on a Pie shaped Lot is sure to impress! Situated on a quiet street, tucked away in a corner as the road bends. As you walk through the front door, you are met be a sunny living room complete with laminate flooring. Spacious kitchen with tile flooring. Perfect as is, or if you had ambitions of removing a wall and adding an island. You'll appreciate the newer shingles on the home, large deck out back with a Primary Bedroom sliding patio door, ensuite, large backyard and an oversized double detached garage. Three Beds, One Bath. The basement is completely unfinished, ready for your personal touches. This one is close to all the amenities you have come to expect plus easy access to schools, transit and shopping! Priced to sell quickly!!!

Built in 1975

Essential Information

MLS® #	E4448689
Price	$375,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,150
Acres	0.00

Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4112 136 Avenue
Area	Edmonton
Subdivision	Sifton Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2W8

Amenities

Amenities	Deck, Hot Water Natural Gas
Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, No Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

School Information

Elementary	St. Elizabeth

Middle	John D. Bracco
High	Cardinal Collins

Additional Information

Date Listed	July 18th, 2025
Days on Market	16
Zoning	Zone 35

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