

Courtesy Of Serge Bourgoin Of Exp Realty

## \$465,000 - 8411 135 Avenue, Edmonton

MLS® #E4459503

**\$465,000**

4 Bedroom, 2.00 Bathroom, 1,035 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Reduced \$20,000 for quick sale. Welcome to this beautifully updated 4-bedroom, 2-bath bungalow located on a quiet street directly across from a park. Thoughtfully upgraded throughout, this home offers modern comfort & energy savings with solar panels that dramatically reduce electricity costs. Recent updates include upgraded attic & exterior insulation with new siding, new windows, a stylish new kitchen, plus a refreshed main bath with new tub & vanity. Enjoy year-round comfort with central air conditioning, while peace of mind comes with newer (60 year) shingles on both the house & garage. The spacious layout is perfect for families, offering 3 bedrooms on the main floor and a finished basement with an additional bedroom & bath. Outside, the large yard with newer maintenance free fence provides plenty of space to play, garden, or relax. With its prime location, across from a park and close to schools, shopping, & transit, this move-in-ready home is a must-see.

Built in 1962

### Essential Information

MLS® # E4459503

Price \$465,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,035                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8411 135 Avenue |
| Area        | Edmonton        |
| Subdivision | Glengarry       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 1M9         |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Detectors Smoke |
| Parking   | Double Garage Detached, Over Sized                  |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Stories           | 2                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                       |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                   |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Brick, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                                   |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 30                   |
| Zoning         | Zone 02              |

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Listing information last updated on October 25th, 2025 at 3:47am MDT