

## \$399,000 - 6820 136 Avenue, Edmonton

MLS® #E4450620

**\$399,000**

4 Bedroom, 2.50 Bathroom, 1,319 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

Welcome to this well-maintained 1320 sq ft bungalow offering Central-Air-Conditioning, comfort, space, and convenience! Featuring 3 bedrooms up, 4 piece main bathroom, 2 piece ensuite in primary bedroom, over-size closets, wood-burning fireplace in the living room. Enjoy the spacious living areas with the kitchen being a standout with stainless steel appliances, a walk-in pantry with a stylish barn door, and plenty of room to cook and gathering. Downstairs 1 bedroom, den / sewing room, 3 piece bathroom and a oversize family room. Outside, the beautifully landscaped yard includes garden space, newer deck in the back yard and newer deck in the front yard, RV parking, and oversized double detached garage. Some updates include a newer efficiency furnace and vinyl windows. 2 professional additions were done in the early 80's. Located close to multiple schools, public transit, and major shopping center's, this home checks all the boxes for families or anyone seeking a great location and move-in ready comfort!

Built in 1965

### Essential Information

MLS® # E4450620

Price \$399,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,319
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6820 136 Avenue
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2J9

### Amenities

Amenities	Deck, Hot Water Natural Gas, R.V. Storage, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
----------	---------------------

Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 31st, 2025
Days on Market	2
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 August 2nd, 2025 at 5:47am MDT