

Courtesy Of Ken E Knudsen Of RE/MAX Elite

## \$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 | 9               |
| Zoning         | Zone 02         |

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Listing information last updated on August 9th, 2025 at 8:02am MDT