

## \$399,999 - 8828 135 Avenue, Edmonton

MLS® #E4441209

**\$399,999**

4 Bedroom, 2.00 Bathroom, 1,036 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

**INCREDIBLE CURB APPEAL AND TIMELESS CHARM.** Welcome to this pristine bungalow nestled in the heart of Glengarry. Step inside to rich hardwood floors and a bright, inviting living space that flows seamlessly into the dining area. The white kitchen is both classic and functional, with ample storage. The main floor features three well-sized bedrooms and a full 4-piece bath. A separate side entrance leads to a fully finished basement boasting a massive rec space with a projector screen and wet bar—perfect for entertaining—plus a laundry room, fourth bedroom, and 3-piece bathroom. Enjoy summer evenings in the huge private backyard complete with a pergola, gas firepit, two large sheds, and plenty of space to relax or entertain. A double detached garage completes this incredible home. Located in a mature community close to schools, parks, shopping, and transit, this is an ideal opportunity for families or investors alike! **SOME PHOTOS ARE VIRTUALLY STAGED.**

Built in 1962

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4441209  |
| Price    | \$399,999 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,036                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 8828 135 Avenue |
| Area        | Edmonton        |
| Subdivision | Glengarry       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 1N3         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Recreation Room/Centre, Wet Bar |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached                           |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Mee-Yah-Noh School     |
| Middle     | Killarney School       |
| High       | Queen Elizabeth School |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 9              |
| 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 June 17th, 2025 at 1:17pm MDT