

## \$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	8
Zoning	Zone 02

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