Courtesy Of Dave A Woolger Of Initia Real Estate

# $375,000 - 4112 136 Avenue, Edmonton

MLS® #E4448689

**$375,000**
3 Bedroom, 1.50 Bathroom, 1,150 sqft
Single Family on 0.00 Acres

Sifton Park, Edmonton, AB

Welcome Home in Sifton Park! This Three Bedroom Bungalow on a Pie shaped Lot is sure to impress! Situated on a quiet street, tucked away in a corner as the road bends. As you walk through the front door, you are met be a sunny living room complete with laminate flooring. Spacious kitchen with tile flooring. Perfect as is, or if you had ambitions of removing a wall and adding an island. You'll appreciate the newer shingles on the home, large deck out back with a Primary Bedroom sliding patio door, ensuite, large backyard and an oversized double detached garage. Three Beds, One Bath. The basement is completely unfinished, ready for your personal touches. This one is close to all the amenities you have come to expect plus easy access to schools, transit and shopping! Priced to sell quickly!!!

Built in 1975

## Essential Information

| | |
|---|---|
| MLS® # | E4448689 |
| Price | $375,000 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,150 |
| Acres | 0.00 |

| | |
|---|---|
| Year Built | 1975 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 4112 136 Avenue |
| Area | Edmonton |
| Subdivision | Sifton Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 2W8 |

## Amenities

| | |
|---|---|
| Amenities | Deck, Hot Water Natural Gas |
| Parking Spaces | 6 |
| Parking | Double Garage Detached |

## Interior

| | |
|---|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

## Exterior

| | |
|---|---|
| Exterior | Wood, Metal |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, No Back Lane, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal |
| Foundation | Concrete Perimeter |

## School Information

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|---|---|
| Elementary | St. Elizabeth |

| | |
|---|---|
| Middle | John D. Bracco |
| High | Cardinal Collins |

## Additional Information

| | |
|---|---|
| Date Listed | July 18th, 2025 |
| Days on Market | 18 |
| Zoning | Zone 35 |

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Listing information last updated on August 5th, 2025 at 10:18am MDT