

## \$499,750 - 8023 134a Avenue, Edmonton

MLS® #E4444524

**\$499,750**

5 Bedroom, 3.50 Bathroom, 1,113 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

**FULLY PERMITTED LEGAL SUITE + MODERN UPGRADES THROUGHOUT!** This stunning income-generating property offers a spacious 3 BEDROOM MAIN FLOOR and a beautifully finished 2 BEDROOM BASEMENT SUITE—both with SEPARATE LAUNDRY and FULL BATHROOMS. LEGALLY SUITED and fully inspected by the City of Edmonton, this home was been rebuilt in 2021 with care and precision, featuring ALL-NEW WINDOWS, ROOF, PLUMBING, ELECTRICAL, FURNACE, APPLIANCES, FLOORING, and FRESH MODERN FINISHES throughout. Located on a quiet street in a family-friendly neighbourhood, you're just minutes from schools, parks, shopping, and transit. Easy access to Yellowhead Trail and 97 Street makes commuting across the city quick and convenient. Ideal for savvy investors or homeowners looking to offset their mortgage—this one is a MUST SEE!

Built in 1967

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444524  |
| Price      | \$499,750 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,113                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8023 134a Avenue |
| Area        | Edmonton         |
| Subdivision | Delwood          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5C 2G8          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                           |
| Stories           | 2                                                                                                   |
| Has Suite         | Yes                                                                                                 |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Finished                                                                                      |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Slab                                            |

### Additional Information

Date Listed                June 26th, 2025

Days on Market        37

Zoning                    Zone 02

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT