

## \$279,900 - 4637 126 Avenue, Edmonton

MLS® #E4435184

**\$279,900**

4 Bedroom, 2.00 Bathroom, 914 sqft

Single Family on 0.00 Acres

Homesteader, Edmonton, AB

Welcome to this beautiful Half Duplex in homesteader. Situated on a south facing lot, you feel the warmth of this cozy bungalow as soon as you walk in. The Main Floor features three bedrooms, a four piece bath and an Upgraded Kitchen complete with laminate and tile flooring. A sliding patio door brings you to the low maintenance backyard full of foliage and sunlight for those summer days. The Basement features a spacious Rec Room and fourth bedroom as well as a four piece bath. Out front there is a dedicated driveway parking stall and lots of street parking. Close to shopping amenities in major arteries, this home is sure impress!

Built in 1981

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4435184      |
| Price          | \$279,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 914           |
| Acres          | 0.00          |
| Year Built     | 1981          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4637 126 Avenue |
| Area        | Edmonton        |
| Subdivision | Homesteader     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 4L1         |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Deck, Hot Water Natural Gas |
| Parking Spaces | 1                           |
| Parking        | Parking Pad Cement/Paved    |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |              |
|------------|--------------|
| Elementary | Homesteader  |
| Middle     | Overlanders  |
| High       | M.E. Lazerte |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 8th, 2025 |
|-------------|---------------|

Days on Market 1

Zoning Zone 35

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