

Courtesy Of Serge Bourgoin Of Exp Realty

## \$485,000 - 8411 135 Avenue, Edmonton

MLS® #E4459503

**\$485,000**

4 Bedroom, 2.00 Bathroom, 1,035 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Welcome to this beautifully updated 4-bedroom, 2-bath bungalow located on a quiet street directly across from a park. Thoughtfully upgraded throughout, this home offers modern comfort & energy savings with solar panels that dramatically reduce electricity costs. Recent updates include upgraded attic & exterior insulation with new siding, new windows, a stylish new kitchen, plus a refreshed main bath with new tub & vanity. Enjoy year-round comfort with central air conditioning, while peace of mind comes with newer (60 year) shingles on both the house & garage. The spacious layout is perfect for families, offering 3 bedrooms on the main floor and a finished basement with an additional bedroom & bath. Outside, the large yard with newer maintenance free fence provides plenty of space to play, garden, or relax. With its prime location, across from a park and close to schools, shopping, & transit, this move-in-ready home is a must-see.

Built in 1962

### Essential Information

MLS® #	E4459503
Price	\$485,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,035
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8411 135 Avenue
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1M9

### Amenities

Amenities	On Street Parking, Air Conditioner, Detectors Smoke
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed September 25th, 2025

Days on Market 2

Zoning Zone 02

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