

## **\$449,900 - 6808 136 Avenue, Edmonton**

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MLS® #E4435842

**\$449,900**

5 Bedroom, 2.50 Bathroom, 1,037 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

Welcome to this updated bungalow with a LEGAL BASEMENT SUITE, perfectly located in the family-friendly community of Delwood. The BRIGHT AND AIRY MAIN FLOOR features a spacious living room, an OVERSIZED KITCHEN with a convenient washer/dryer combo, a primary bedroom with a PRIVATE 2-PCE ENSUITE, plus two additional bedrooms and a full 4-piece bathroom. Downstairs, LEGAL BASEMENT SUITE has a private entrance and offers a stylish OPEN-CONCEPT LAYOUT, a functional kitchen, IN-SUITE LAUNDRY, two LARGE BEDROOMS, and a full 4-pce bath. Step outside to THE MASSIVE BACKYARD, featuring two storage sheds and a rear parking pad with plenty of room to potentially build a FUTURE GARAGE SUITE and still have AMPLE SPACE for extra parking. Talk about options: live upstairs and rent the basement, lease both units for solid cash flow, or develop further and increase your value. This is the kind of property that checks all the boxes for first-time buyers, multi-generational families, or savvy investors.



Built in 1965

### **Essential Information**

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Price \$449,900

Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,037
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6808 136 Avenue
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2J9

### Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows
Parking	Front/Rear Drive Access, No Garage, Rear Drive Access, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Microwave Hood Fan, Stacked Washer/Dryer, Storage Shed, Window Coverings, Refrigerators-Two, Stoves-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	Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 10th, 2025
Days on Market	3
Zoning	Zone 02

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