

## \$399,900 - 4723 132 Avenue, Edmonton

MLS® #E4449348

**\$399,900**

5 Bedroom, 2.50 Bathroom, 1,113 sqft

Single Family on 0.00 Acres

Sifton Park, Edmonton, AB

Calling all investors and first-time buyers! This home brings serious value and vibe! The main floor kicks off with a glowing wood fireplace that makes winter feel like an excuse to stay in. The layout flows with purpose, kitchen to dining to three solid bedrooms built for real living. The primary's got its own ensuite to keep those midnight trips short. Downstairs is full in-law suite ready with kitchen, bathroom, bedrooms, and its own laundry set. Keep it quiet or your in-laws will move in for good. But the real kicker is out back, a massive fully fenced yard made for loud nights, good company, and firepit hangs that stretch past midnight. The oversized double car garage gives you room for everything life throws at you. Start the projects you'll never finish or just hide for a while! Recently updated: windows, furnace, hot water tank. This is the perfect choice for investors as well as homebuyers seeking ideal amenities for extended families, all within close proximity to bus routes and parks. Act fast!

Built in 1975

### Essential Information

MLS® # E4449348

Price \$399,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,113                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4723 132 Avenue |
| Area        | Edmonton        |
| Subdivision | Sifton Park     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 3H1         |

### Amenities

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Storage-In-Suite, Vinyl Windows, Walk-up Basement |
| Parking Spaces | 6                                                                                                                                   |
| Parking        | Double Garage Detached, Over Sized, RV Parking                                                                                      |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                             |
| Fireplace         | Yes                                                                   |
| Fireplaces        | Brick Facing                                                          |
| Stories           | 2                                                                     |
| Has Suite         | Yes                                                                   |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                    |
| Exterior Features | Cul-De-Sac, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Stucco                                                    |
| Foundation        | Concrete Perimeter                                              |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | St. Maria Goretti School |
|------------|--------------------------|

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 35         |

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Listing information last updated on August 2nd, 2025 at 1:47am MDT