

## \$474,950 - 4108 135 Avenue, Edmonton

MLS® #E4461039

**\$474,950**

4 Bedroom, 1.50 Bathroom, 1,279 sqft

Single Family on 0.00 Acres

Sifton Park, Edmonton, AB

Incredible value in this 4 level split home situated on large corner lot! This home is outfitted with multiple solar panels which generate extra revenue over and above resident's usage! Open kit/din/liv room, st st appliances, island counter, bay window, flat screen. Top floor features lg master bdrm, 2 pc ensuite, 2 additional bdrms and 4 pc bath. Lower level boasts a rec rm with entertainment centre, flat screen and gas frpl, a lg bdrm, 2 pc bath, linen and storage closets. Bsmt floor has lg open rec area, utility room, newer washer/dryer, storage room and crawl space storage. Major renos in 2013 incl kitchen, baths, windows, attic insulation and exterior cladding with upgraded insulation. Lg dble garage with shelving. Spacious back entrance into house. Beautifully landscaped with variety of gorgeous trees and flower beds. Back yard garden shed, firepit and play structures. Close to schools, public tspt, shopping and amenities. Ideal for family or future multiple unit development - this is a must see!

Built in 1976

### Essential Information

MLS® # E4461039

Price \$474,950

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,279                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4108 135 Avenue |
| Area        | Edmonton        |
| Subdivision | Sifton Park     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 2N7         |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Television Connection, Green Building, Solar Equipment |
| Parking   | Double Garage Attached                                                                  |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                        |
| Fireplaces        | Tile Surround                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                             |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Corner Lot, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 35           |

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Listing information last updated on October 17th, 2025 at 2:02am MDT