

## \$499,750 - 8023 134a Avenue, Edmonton

MLS® #E4444524

**\$499,750**

5 Bedroom, 3.50 Bathroom, 1,113 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

**FULLY PERMITTED LEGAL SUITE + MODERN UPGRADES THROUGHOUT!** This stunning income-generating property offers a spacious 3 BEDROOM MAIN FLOOR and a beautifully finished 2 BEDROOM BASEMENT SUITE—both with SEPARATE LAUNDRY and FULL BATHROOMS. LEGALLY SUITED and fully inspected by the City of Edmonton, this home was been rebuilt in 2021 with care and precision, featuring ALL-NEW WINDOWS, ROOF, PLUMBING, ELECTRICAL, FURNACE, APPLIANCES, FLOORING, and FRESH MODERN FINISHES throughout. Located on a quiet street in a family-friendly neighbourhood, you're just minutes from schools, parks, shopping, and transit. Easy access to Yellowhead Trail and 97 Street makes commuting across the city quick and convenient. Ideal for savvy investors or homeowners looking to offset their mortgage—this one is a MUST SEE!

Built in 1967

### Essential Information

MLS® #	E4444524
Price	\$499,750
Bedrooms	5
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,113
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8023 134a Avenue
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2G8

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-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	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### Additional Information

Date Listed June 26th, 2025

Days on Market 21

Zoning Zone 02

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Listing information last updated on July 17th, 2025 at 10:48am MDT