

## **\$369,900 - 7520 137a Avenue, Edmonton**

MLS® #E4457038

**\$369,900**

3 Bedroom, 2.50 Bathroom, 1,239 sqft

Single Family on 0.00 Acres

Kildare, Edmonton, AB

Have you been looking for a great adult living (45+) bungalow with nice upgrades in a quiet community with NO CONDO FEES? Welcome to this 1239sqft fully finished home with 2 bedrooms + main floor den, main floor laundry & plenty of storage that is sure to impress! Walk in & you are greeted with an open concept living space with VAULTED CEILINGS that flows nicely from your living room to your dining room room, & into your spacious kitchen. There's plenty of room to prepare & host family gatherings in this spacious home! Your updated three-piece main bathroom boasts a beautifully tiled walk in shower, for easy access. 2 bedrooms are on the main, including your primary suite, which features a private 2pc ensuite. Your main floor den, laundry & storage room complete this level. Downstairs you will find another 1185sqft of living space, including family room, flex room/den, & plenty of storage. Enjoy your private yard complete with handy shed. You will love this home in a peaceful neighbourhood. WELCOME HOME!!

Built in 1990

### **Essential Information**

MLS® # E4457038

Price \$369,900



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,239                |
| Acres          | 0.00                 |
| Year Built     | 1990                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | Bungalow             |
| Status         | Active               |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7520 137a Avenue |
| Area        | Edmonton         |
| Subdivision | Kildare          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5C 3R4          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Patio                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Stories           | 2                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Finished                                                                                                                    |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Vinyl                            |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 02              |

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Listing information last updated on September 16th, 2025 at 3:17pm MDT