

## \$440,000 - 6207 136 Avenue, Edmonton

MLS® #E4439067

**\$440,000**

4 Bedroom, 2.00 Bathroom, 945 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

Charming and well-maintained, this 1967 bungalow in Belvedere offers 945 sq ft of thoughtfully designed space with 4 bedrooms and 2 full bathrooms. Updated with stainless steel appliances and clean, modern finishes, the home is move-in ready. Situated on a massive corner lot, the property offers extra outdoor space and excellent curb appeal. Out back, the oversized detached double garage is a standout feature with 11' ceilings, a new heater, 220V wiring and an exterior hot water tap—perfect for hobbyists or extra storage. Located in a mature neighborhood with easy access to schools, parks, shopping, and public transit, this home offers both comfort and convenience. Whether you're a first-time buyer, investor, or downsizing, this property delivers solid value in a great location.

Built in 1967

### Essential Information

MLS® #	E4439067
Price	\$440,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	945
Acres	0.00
Year Built	1967



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6207 136 Avenue
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0N7

### Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke, Front Porch, See Remarks, Natural Gas BBQ Hookup
Parking	220 Volt Wiring, Double Garage Detached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Stove-Electric, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 29th, 2025
Days on Market	8
Zoning	Zone 02

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