

Courtesy Of Shivon Afonso Of MaxWell Progressive

## \$410,000 - 4711 132 Avenue, Edmonton

MLS® #E4428106

### \$410,000

3 Bedroom, 2.50 Bathroom, 1,700 sqft

Single Family on 0.00 Acres

Sifton Park, Edmonton, AB

Welcome to this impeccably maintained 4-level split nestled in the Sifton Park neighbourhood. This charming property is located on a huge lot with a double detached garage, private south facing backyard, surrounded by massive mature trees. The window in your spacious kitchen overlooks your backyard oasis. Formal dining room, living room and family room offers plenty of space to relax or entertain. The main level also offers the laundry room, Den (that could easily be converted into a 4th bedroom) and the main floor bathroom conveniently has a shower! Primary Bedroom on the upper floor with 2-piece ensuite and large walk-in closet. Additional 2 bedrooms, 3 piece bath and hallway linen closet complete the upper level. Basement offers large open space to make your own and tons of storage. Easy access to all amenities, including shopping, schools, parks, and major roads for convenient commuting. Don't miss the opportunity to make this beautiful property your next home.

Built in 1975

### Essential Information

MLS® #	E4428106
Price	\$410,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,700
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4711 132 Avenue
Area	Edmonton
Subdivision	Sifton Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3H1

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, See Remarks
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, See Remarks

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 28th, 2025

Days on Market      6

Zoning                 Zone 35

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Listing information last updated on April 3rd, 2025 at 2:47am MDT