

## \$313,888 - 4631 126 Avenue, Edmonton

MLS® #E4447715

**\$313,888**

4 Bedroom, 1.50 Bathroom, 1,026 sqft

Single Family on 0.00 Acres

Homesteader, Edmonton, AB

Fantastic Investment or Family opportunity !  
Welcome to this spacious bungalow style duplex, featuring a separate entrance to a fully finished basement, offering excellent income potential or space for extended family. The main floor boasts three generous sized bedrooms, a full bathroom, kitchen, and a bright dining area- perfect for everyday living. The basement includes a large bedroom, a bonus room, a big storage area, and two flexible spaces- currently used as a workout room and workshop-with potential to be converted into a second kitchen and bathroom. Enjoy the outdoors with a large patio and garden area for relaxing, or entertaining. Situated in a convenient location close to schools, shopping, playgrounds, and public transportation. This property is a must-see for families, investors, or anyone looking for flexible living options.

Built in 1981

### Essential Information

MLS® #	E4447715
Price	\$313,888
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,026
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	4631 126 Avenue
Area	Edmonton
Subdivision	Homesteader
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4L1

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Storage-In-Suite
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 14th, 2025

Days on Market 56

Zoning Zone 35

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