

\$399,900 - 4723 132 Avenue, Edmonton

MLS® #E4449348

\$399,900

5 Bedroom, 2.50 Bathroom, 1,113 sqft

Single Family on 0.00 Acres

Sifton Park, Edmonton, AB

Calling all investors and first-time buyers! This home brings serious value and vibe! The main floor kicks off with a glowing wood fireplace that makes winter feel like an excuse to stay in. The layout flows with purpose, kitchen to dining to three solid bedrooms built for real living. The primary's got its own ensuite to keep those midnight trips short. Downstairs is full in-law suite ready with kitchen, bathroom, bedrooms, and its own laundry set. Keep it quiet or your in-laws will move in for good. But the real kicker is out back, a massive fully fenced yard made for loud nights, good company, and firepit hangs that stretch past midnight. The oversized double car garage gives you room for everything life throws at you. Start the projects you'll never finish or just hide for a while! Recently updated: windows, furnace, hot water tank. This is the perfect choice for investors as well as homebuyers seeking ideal amenities for extended families, all within close proximity to bus routes and parks. Act fast!

Built in 1975

Essential Information

MLS® # E4449348

Price \$399,900

Bedrooms 5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,113
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4723 132 Avenue
Area	Edmonton
Subdivision	Sifton Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3H1

Amenities

Amenities	Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Storage-In-Suite, Vinyl Windows, Walk-up Basement
Parking Spaces	6
Parking	Double Garage Detached, Over Sized, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	St. Maria Goretti School
------------	--------------------------

Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	Zone 35

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 26th, 2025 at 3:02pm MDT