

## \$324,000 - 7511 137a Avenue, Edmonton

MLS® #E4453335

**\$324,000**

2 Bedroom, 2.00 Bathroom, 1,245 sqft

Single Family on 0.00 Acres

Kildare, Edmonton, AB

Half duplex with no condo fees in a 45+ community that is well maintained and close to many amenities. Home has 2 bedrooms + 2 bathrooms perfect if you are looking for the next chapter of low maintenance living. Walk inside and you will love the openness between the kitchen, dining room & living room. You will also appreciate that there is no carpet in this home. Step out into the lovely south facing tiered deck and garden full of perennials. The basement has lots of space to create into your own, plus a bedroom and 3 piece bathroom.

Built in 1990

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4453335      |
| Price          | \$324,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,245         |
| Acres          | 0.00          |
| Year Built     | 1990          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information



|             |                  |
|-------------|------------------|
| Address     | 7511 137a Avenue |
| Area        | Edmonton         |
| Subdivision | Kildare          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5C 3R4          |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Off Street Parking, Deck, Hot Water Natural Gas, Parking-Visitor |
| Parking Spaces | 4                                                                |
| Parking        | Double Garage Attached                                           |

### Interior

|              |                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                         |
| Stories      | 2                                                                                                                                 |
| Has Basement | Yes                                                                                                                               |
| Basement     | Full, Partially Finished                                                                                                          |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt                                                                           |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Asphalt                                                                           |
| Foundation        | Concrete Perimeter                                                                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 02           |

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 August 20th, 2025 at 3:47am MDT