

## \$318,800 - 4631 126 Avenue, Edmonton

MLS® #E4447715

**\$318,800**

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      | \$318,800 |
| 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 37

Zoning Zone 35

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Listing information last updated on August 20th, 2025 at 4:32pm MDT