

# \$1,090,000 - 8623 137 Street, Edmonton

MLS® #E4444701

**\$1,090,000**

4 Bedroom, 3.00 Bathroom, 1,431 sqft

Single Family on 0.00 Acres

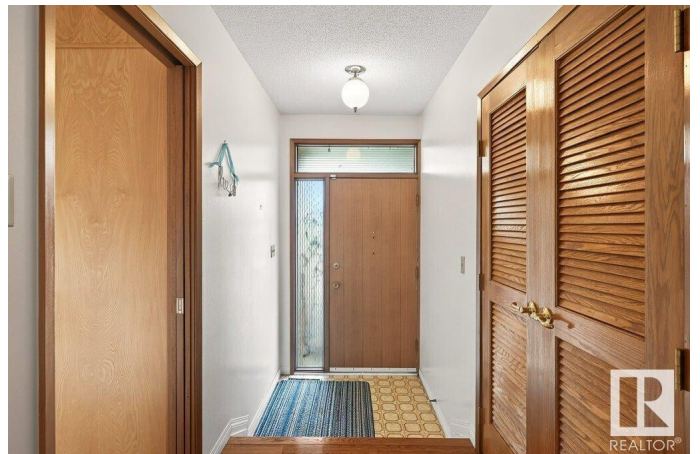
Parkview, Edmonton, AB

Nestled in the heart of Valleyview, just a short stroll from the scenic river valley, walking and biking trails, off-leash area, Sir Wilfrid Park, the zoo, shopping, restaurants, and everyday amenities, this lovingly cared-for and well-maintained WALK OUT bungalow is a rare find! Offering over 2,500 sq. ft. of living space (1430 sq. ft. above grade and 1038 below) this home sits on a large 80' x 120' lot providing incredible potential to renovate and create your dream home in one of the city's most sought-after neighbourhoods. Features include a timeless brick exterior, hardwood floors, gas fireplace, abundance of many large windows, 4 bdrms, 3 baths & a double ATT. garage. Generously sized living areas offer endless possibilities for personalization, while the home's GREAT BONES make it the ideal canvas for a modern transformation. Whether you choose to refresh its classic charm, embark on a full-scale renovation or build new this is a rare opportunity to own a property in a prime Valleyview location.

Built in 1966

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4444701    |
| Price  | \$1,090,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,431                  |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8623 137 Street |
| Area        | Edmonton        |
| Subdivision | Parkview        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 0C5         |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Detectors Smoke, No Animal Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Fenced, Flat Site, Landscaped, Park/Reserve, Public Transportation, |

Schools, Shopping Nearby

|                 |                    |
|-----------------|--------------------|
| Lot Description | 80 x 120           |
| Roof            | Asphalt Shingles   |
| Construction    | Wood, Brick        |
| Foundation      | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 10         |

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Listing information last updated on July 6th, 2025 at 2:02pm MDT