

## \$170,000 - 8117 132a Avenue, Edmonton

MLS® #E4453818

**\$170,000**

4 Bedroom, 1.50 Bathroom, 1,269 sqft

Condo / Townhouse on 0.00 Acres

Delwood, Edmonton, AB

This well-kept townhouse in Delwood offers plenty of space for comfortable and convenient living. The main floor features a bright living room, an efficient kitchen with dining area, and direct access to the private fenced yard.

Upstairs, three spacious bedrooms and a full bathroom provide room for the whole household. The primary bedroom is a highlight with its private patio and large walk-in closet, creating a perfect retreat. The fully finished basement adds even more living space with a generous family room, laundry area, and extra storage, making it versatile for everyday life.

Outside, the fenced yard is ideal for relaxing, gardening, or pets, and connects easily to the assigned parking stall. The property has been lovingly cared for and provides a strong foundation for years to come. Located in a quiet, family-friendly community, it offers quick access to schools, shopping, parks, and public transit, along with easy routes across the city.

Built in 1968

### Essential Information

MLS® #	E4453818
Price	\$170,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,269
Acres	0.00
Year Built	1968
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	8117 132a Avenue
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2C9

### Amenities

Amenities	Front Porch, Patio, Storage-In-Suite, Vinyl Windows
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 20th, 2025
Days on Market	1
Zoning	Zone 02
Condo Fee	\$416

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