

Courtesy Of Sandra R Bayrock Of Century 21 Masters

## \$403,900 - 7311 138 Avenue, Edmonton

MLS® #E4444730

**\$403,900**

2 Bedroom, 1.50 Bathroom, 1,142 sqft

Single Family on 0.00 Acres

Kildare, Edmonton, AB

Welcome to this beautifully upgraded corner-lot bungalow, nestled on an expansive, fully fenced lot offering exceptional privacy and space! The main floor boasts two spacious bedrooms, including a generous primary suite complete with a massive walk-thru closet, private 2 piece ensuite and a custom built in laundry room. The second bathroom has been fully renovated and features a sleek walk-in shower. The kitchen has new countertops and new stainless steel appliances. The partially finished basement includes new carpeting, roughed in bathroom, new hot water tank, newly serviced furnace, with central A/C and laundry hookups. Outside, you'll love the low-maintenance PVC fencing, perfect for pets or privacy, plus the rare bonus of RV parking, a heated and insulated oversized garage, and plenty of additional outdoor parking. Whether you're looking for space to entertain, room to grow, or just a place to park all your toys-this property has it all!

Built in 1967

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4444730  |
| Price     | \$403,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,142                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7311 138 Avenue |
| Area        | Edmonton        |
| Subdivision | Kildare         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 2L9         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Hot Water Natural Gas, Parking-Extra |
| Parking   | Double Garage Detached, Over Sized, RV Parking                              |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Corner Lot, Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                      |

**Additional Information**

Date Listed            June 27th, 2025  
Days on Market       3  
Zoning                 Zone 02

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