

# \$369,500 - 7528 137a Avenue, Edmonton

MLS® #E4452013

## \$369,500

3 Bedroom, 2.00 Bathroom, 1,178 sqft  
Single Family on 0.00 Acres

Kildare, Edmonton, AB

Welcome to the largest unit available in this sought-after 45+ adult living community. This well-maintained bungalow features upgraded luxury laminate flooring (2023), new toilets, new A/C, and a walk-in shower on the main floor, plus a standing tub in the laundry room for added convenience. The fridge and stove were replaced within the last year. The open, functional layout includes a fully finished basement and an attached double garage. Furniture is negotiable—primary bed is adjustable and couch has built-in recliners. Located in a quiet, established area with no condo fees. Only the second owners; pride of ownership shows throughout.

Built in 1990

### Essential Information

|                |                      |
|----------------|----------------------|
| MLS® #         | E4452013             |
| Price          | \$369,500            |
| Bedrooms       | 3                    |
| Bathrooms      | 2.00                 |
| Full Baths     | 2                    |
| Square Footage | 1,178                |
| Acres          | 0.00                 |
| Year Built     | 1990                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7528 137a Avenue |
| Area        | Edmonton         |
| Subdivision | Kildare          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5C 3R4          |

### Amenities

|           |                                                                                                                           |
|-----------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached, See Remarks                                                                                       |

### Interior

|              |                                                                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Oven-Microwave, Refrigerator, Storage Shed, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                        |
| Fireplace    | Yes                                                                                                                                                              |
| Fireplaces   | Mantel                                                                                                                                                           |
| Stories      | 2                                                                                                                                                                |
| Has Basement | Yes                                                                                                                                                              |
| Basement     | Full, Finished                                                                                                                                                   |

### Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                         |
| Exterior Features | Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                           |
| Construction      | Wood, Brick, Vinyl                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 14               |

Zoning

Zone 02

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Listing information last updated on August 22nd, 2025 at 4:17am MDT