

## \$509,900 - 6708 132 Avenue, Edmonton

MLS® #E4446520

**\$509,900**

6 Bedroom, 2.00 Bathroom, 1,078 sqft  
Single Family on 0.00 Acres

Delwood, Edmonton, AB

Welcome to 6708 132 Avenue NWâ€”an exceptional, move-in-ready Bungalow featuring a legal basement suite! This spacious home has been beautifully updated throughout, offering outstanding flexibility for families or investors. Upstairs youâ€™ll find 3 bedrooms, 1 full bath, fresh paint, brand new flooring, and a stunning new kitchen with modern appliances. The legal basement suite offers 3 bedrooms, 1 full bath, its own entrance, a completely new kitchen, new flooring, and new furnace, ideal as a mortgage helper or for multi-generational living. Each unit has its own separate laundry. Additional features include a detached double garage and a large yard perfect for entertaining or relaxing. Located close to schools, parks, shopping, and transit, this home delivers comfort, convenience, and excellent value. Donâ€™t miss your chance to own this beautifully upgraded property with a legal income suite in a fantastic location! Photos are virtually staged.

Built in 1963

### Essential Information

MLS® #	E4446520
Price	\$509,900
Bedrooms	6



Bathrooms	2.00
Full Baths	2
Square Footage	1,078
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	6708 132 Avenue
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2A5

### **Amenities**

Amenities	Fire Pit
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 8th, 2025  
Days on Market        13  
Zoning                    Zone 02

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