

## **\$382,500 - 9530 122 Avenue, Edmonton**

MLS® #E4428893

**\$382,500**

3 Bedroom, 2.00 Bathroom, 956 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Welcome to one of the most unique homes in Delton! This home was completely rebuilt brand new in 2011. New House, New Foundation, and New Garage. The charm of a mature neighborhood with a modern feel. The main floor is completely open concept, with Two Bedrooms and a 4pc bath. Spacious Peninsula kitchen that overlooks the living room. Modern Hardwood Flooring and Tile throughout. All the fences, concrete patios and steps are all redone in 2011. The basement is wide open and all finished except the floors. Just needs your personal touch! It features a basement bedroom and 3pc bath. Rebuilt Double Detached Garage. Just minutes from downtown and the Ice District. Close to schools and Shopping at Kingsway Mall. This home has a refreshing feel and is a must see!

Built in 2011

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4428893  |
| Price          | \$382,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 956       |
| Acres          | 0.00      |
| Year Built     | 2011      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9530 122 Avenue |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 0T6         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Exterior Walls- 2"x6", Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached                                      |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| 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, Fruit Trees/Shrubs, Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |               |
|------------|---------------|
| Elementary | Delton        |
| Middle     | Spruce Avenue |
| High       | O'Leary       |

**Additional Information**

Date Listed            April 3rd, 2025  
Days on Market      31  
Zoning                Zone 05

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