

## **\$489,900 - 9524 134 Avenue, Edmonton**

MLS® #E4442431

**\$489,900**

6 Bedroom, 2.00 Bathroom, 1,258 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

This recently fully renovated bungalow is modern, open and bright. This investment property with a full legal suite is move in ready. Upstairs has 3 bedrooms, a 5pc main bath with double sinks, a thoughtfully designed kitchen with stainless appliances and spacious countertops. Separate dining room and open living room for family time. Lower level with completely separate entrance also features 3 bedrooms, a 4pc bath, and open living area. Eat in kitchen with stainless appliances, and pendant lighting is cozy and functional. Each level has its own laundry units. The yard is fully fenced and has mature trees with a nice patio to enjoy entertaining friends and family. Double garage with back alley access has ample room for all your extras. Walking distance to public transportation, retail, restaurants, medical offices, and easily connected to street network.

Built in 1963

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4442431  |
| Price          | \$489,900 |
| Bedrooms       | 6         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,258     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1963                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9524 134 Avenue |
| Area        | Edmonton        |
| Subdivision | Glengarry       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 1H7         |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Hot Water Natural Gas, Vinyl Windows |
| Parking   | Double Garage Detached               |

### Interior

|              |                                                                                                                                                |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                                                      |
| Stories      | 2                                                                                                                                              |
| Has Suite    | Yes                                                                                                                                            |
| Has Basement | Yes                                                                                                                                            |
| Basement     | Full, Finished                                                                                                                                 |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, See Remarks                                                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, See Remarks                                                              |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 13th, 2025 |
|-------------|-----------------|

Days on Market 3

Zoning Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 3:02pm MDT