

## **\$390,000 - 9523 134 Avenue, Edmonton**

MLS® #E4446934

**\$390,000**

4 Bedroom, 2.00 Bathroom, 1,033 sqft  
Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Cute Bungalow SNUGGLED in the Heart of Glengarry. Located on a QUIET street, the curb appeal is FANTASTIC w/ vinyl windows & siding, NEW SHINGLES plus a BOW WINDOW for extra appeal! Inside is BRIGHT & welcoming featuring a SKYLIGHT & VAULTED CEILINGS. The U-SHAPED KITCHEN is great for the Chef in you w/ UPGRADED built in oven, REAL WOOD cabinets, NEW APPLIANCES & a view into the front yard! The eat in dining room has a BRICK FEATURE WALL to enjoy meals. A few steps away is the SUNKEN living room w/ real HARDWOOD, an insert WOOD BURNING FIREPLACE w/ fan; the FRENCH DOOR leads to the LARGE DECK overlooking the GORGEOUS YARD complete with trees, shrubs & plants; a GARDENERâ€™S DELIGHT! 2 bedrooms & a full bathroom w/ NEW faucet complete the main floor. Basement is FULLY FINISHED w/ a GENEROUS rec room, 3-piece bath & 2 bedrooms. Park in the ATTACHED GARAGE that features a HEATED WORKSHOP for the artistic or handy man side of you. Close to all amenities, Schools & transportation. See it youâ€™ll LOVE this home!

Built in 1963

### **Essential Information**



MLS® #	E4446934
Price	\$390,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,033
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9523 134 Avenue
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1H8

### Amenities

Amenities	Deck, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows, Workshop
Parking Spaces	4
Parking	Single Garage Attached, Tandem

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground

Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Mee-Yah-Noh School
Middle	Killarney
High	Queen Elizabeth

### Additional Information

Date Listed	July 10th, 2025
Days on Market	35
Zoning	Zone 02

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