

## \$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 15th, 2025 at 11:02pm MDT