

## **\$379,000 - 9523 134 Avenue, Edmonton**

MLS® #E4446934

**\$379,000**

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          | \$379,000              |
| 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 | 57              |
| Zoning         | Zone 02         |

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Listing information last updated on September 5th, 2025 at 1:32am MDT