

## \$354,000 - 9519 134 Avenue, Edmonton

MLS® #E4465869

**\$354,000**

4 Bedroom, 2.00 Bathroom, 1,133 sqft

Single Family on 0.00 Acres

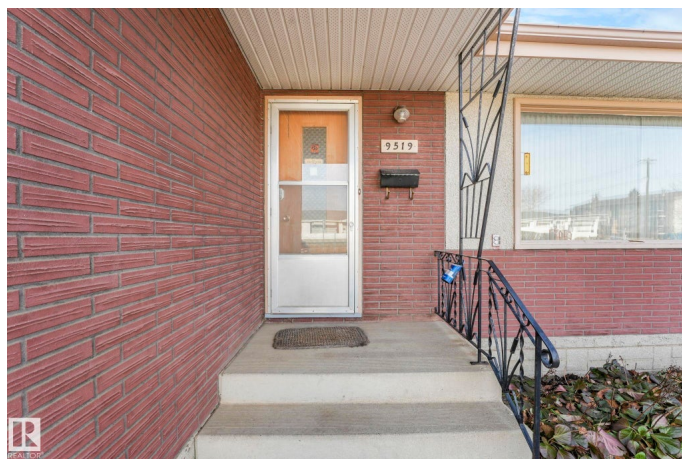
Glengarry, Edmonton, AB

Charming 1,130 sq ft bungalow lovingly maintained by its original owner. This inviting home features 3 bedrooms up and 1 down, along with a 4-pc bathroom on the main floor and a 3-pc bathroom in the fully developed basement. Enjoy a large backyard with a thriving vegetable garden—perfect for outdoor living. The property also includes an oversized double detached garage for ample parking and storage. Ideally located within walking distance to multiple schools, and just minutes from major shopping centres and public transportation. This home offers comfort, convenience, and great potential for its next owners.

Built in 1963

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4465869               |
| Price          | \$354,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,133                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9519 134 Avenue |
| Area        | Edmonton        |
| Subdivision | Glengarry       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 1H8         |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | On Street Parking, Hot Water Natural Gas, Patio |
| Parking Spaces | 4                                               |
| Parking        | Double Garage Detached                          |

### Interior

|              |                                                                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                               |
| Stories      | 2                                                                                                                                                                       |
| Has Basement | Yes                                                                                                                                                                     |
| Basement     | Full, Finished                                                                                                                                                          |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                                     |
| Construction      | Wood, Brick, Stucco                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 3                   |
| Zoning         | Zone 02             |

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Listing information last updated on November 16th, 2025 at 2:47pm MST