

Courtesy Of Sherri L Herman Of One Percent Realty

## \$425,000 - 9539 133 Avenue, Edmonton

---

MLS® #E4428981

**\$425,000**

4 Bedroom, 2.00 Bathroom, 948 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

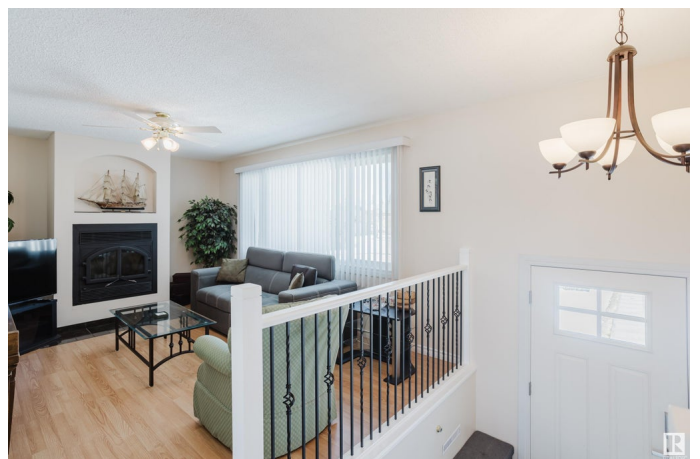
Welcome to Glengarry! This charming home is nestled in a fantastic community where everything you need is just a short walk away—schools, shopping, and the transit station for easy commuting. Lovingly maintained by the same owner since 2007, this home offers over 1895 sq. ft. of finished living space with 2 bedrooms upstairs, 2 bedrooms downstairs, and 2 full bathrooms. Notable features include central air conditioning, brand-new windows ('22) with stylish coverings, 3 new doors, fresh paint throughout, refrigerator/stov ('24), tub surround ('25), shower/vanity in basement ('25) updated spindle staircase, NEW LVP in the basement (2024), new lino tile in the bathroom, nicely painted laundry room, gas line for bbq. The beautifully landscaped south-facing yard is perfect for enjoying long summer days and features a two-tiered deck—ideal for relaxing or entertaining. A single detached garage with gas heater completes this wonderful home. Don't miss your chance to own in this desirable neighborhood

Built in 1963

### Essential Information

MLS® # E4428981

Price \$425,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	948
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	9539 133 Avenue
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1C7

### **Amenities**

Amenities	Air Conditioner, Deck, No Smoking Home
Parking Spaces	3
Parking	Heated, Single Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Swimming Pool, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	15
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 April 18th, 2025 at 9:02pm MDT