

Courtesy Of Sherri L Herman Of One Percent Realty

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

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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 | 36              |
| Zoning         | Zone 02         |

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Listing information last updated on May 9th, 2025 at 9:02pm MDT