

# **\$389,900 - 9208 135 Avenue, Edmonton**

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MLS® #E4432274

## **\$389,900**

5 Bedroom, 2.00 Bathroom, 1,066 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Welcome to this charming 1,065 sq.ft. bungalow with a fully finished 852 sq.ft. basement in Glengarry! Offering 3 bedrooms & 1 full bath upstairs, plus 2 bedrooms & 1 full bath in the basement—perfect for families or investors. The bright living room features a large window, and the dining room flows into a kitchen with ample cabinets, counter space, and a pantry. Separate rear entrance adds flexibility. Enjoy the spacious backyard with a large shed—ideal for storage or a workshop. Oversized single garage, extended driveway, and concrete pad offer plenty of parking, including RV space. Located across from Glengarry Arabic Bilingual School and steps from Northgate Centre, parks, and Glengarry Off-Leash Park. Just a 2-min drive to Archbishop Oâ€™Leary High School, Killarney Jr. High, and Glengarry Arena. Updated vinyl windows and shingles make this a solid choice for first-time buyers or investors!



Built in 1962

## **Essential Information**

MLS® #	E4432274
Price	\$389,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2

Square Footage	1,066
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9208 135 Avenue
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1N6

### Amenities

Amenities	No Animal Home, No Smoking Home, Patio, R.V. Storage, Vinyl Windows
Parking	Over Sized, RV Parking, Single Garage Detached

### Interior

Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Mee-Yah-Noh, St. Matthew
Middle	Killarney, St. Cecilia
High	Queen Elizabeth, A.O'Leary

**Additional Information**

Date Listed	April 23rd, 2025
Days on Market	7
Zoning	Zone 02

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