

Courtesy Of Sherri L Herman Of One Percent Realty

## **\$399,900 - 9539 133 Avenue, Edmonton**

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MLS® #E4438840

**\$399,900**

4 Bedroom, 2.00 Bathroom, 948 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

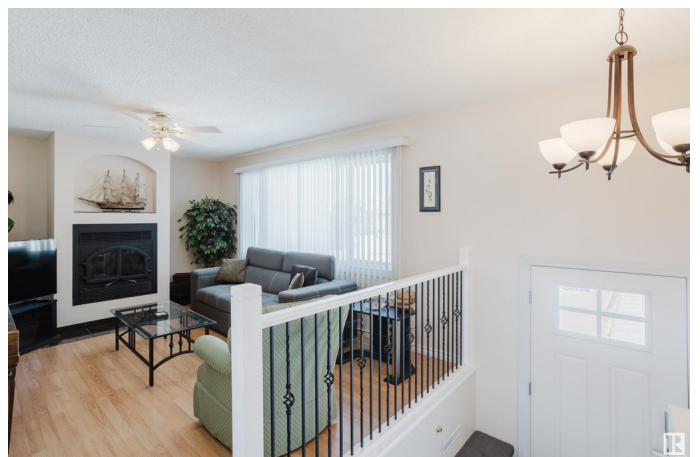
Welcome to Glengarry! This charming home is nestled in a fantastic community where everything you need is just a short walk away—schools, shopping, and a major transit station for easy commuting. Lovingly maintained by the same owner since 2007, this home offers over 1895 sq. ft. of finished living space with 2 bedrooms upstairs, 2 bedrooms downstairs, and 2 full bathrooms (both updated ~\$25). Notable features include central air conditioning, wood burning fireplace, brand-new windows and doors ('22) with new window coverings throughout. New refrigerator/stove (~\$24), updated spindle staircase, NEW LVP in the entire basement and secondary bedroom and bathroom upstairs (~\$24). The beautifully landscaped south-facing yard is perfect for enjoying long summer days and features a two-tiered deck with gas line for bbq - 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® # E4438840

Price \$399,900



|                |                        |
|----------------|------------------------|
| 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    | May 28th, 2025 |
| Days on Market | 20             |
| Zoning         | Zone 02        |

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Listing information last updated on June 17th, 2025 at 12:02am MDT