

Courtesy Of Sharon M Josey Of RE/MAX River City

\$445,000 - 8503 134a Avenue, Edmonton

MLS® #E4425103

\$445,000

4 Bedroom, 2.00 Bathroom, 1,618 sqft
Single Family on 0.00 Acres

Glengarry, Edmonton, AB

This beautifully maintained home is in a family friendly community, offering easy access to schools, parks, shopping, dining & transit. With generous sq footage, it boasts 4 spacious bdrms & 2 baths. The sunlit living/dining area features large windows, creating a warm & inviting ambiance. The well-designed kitch includes a central island & SS appl, perfect for meal prep. The lower level offers a cozy family room, plus a 4th bdrm & bath. Upstairs, 3 spacious bdrms share a stylish 4-piece bath. Outside your oasis awaits with a lush, landscaped yard with perennials, shrubs & a large two-tier deck perfect for entertaining. A fire pit with strategically placed Roman Uero Pavers creates a serene spot for relaxation. The low-maintenance Bella Turf adds a touch of greenery without the upkeep. The backyard also features RV parking, and the oversized double garage provides ample space for vehicles & storage. Recent upgrades: new shingles, flooring, furnace, HWT, water softener, appl, deck & a fully revamped kitch.

Built in 1963

Essential Information

MLS® #	E4425103
Price	\$445,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,618
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

Community Information

Address	8503 134a Avenue
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1L6

Amenities

Amenities	Off Street Parking, Deck, Fire Pit, No Animal Home, No Smoking Home, R.V. Storage
Parking	Double Garage Detached, Insulated, Over Sized

Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Storage Shed, Stove-Electric, Window Coverings, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	St Matthew Elementary
Middle	St Cecilia Jr High
High	Archbishop O'Leary High

Additional Information

Date Listed March 11th, 2025

Days on Market 3

Zoning Zone 02

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