

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

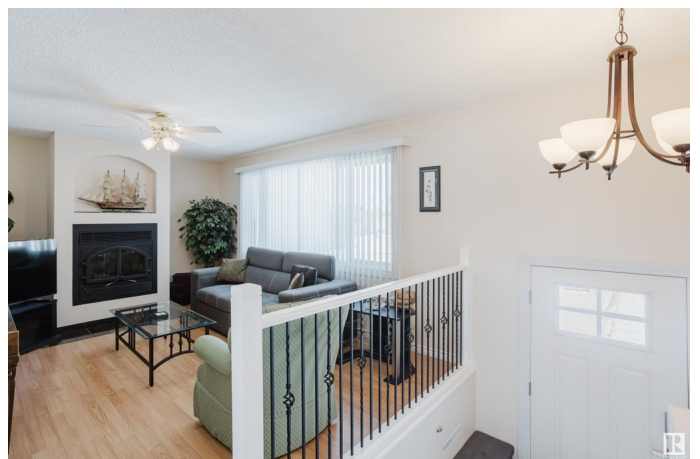
Glengarry, Edmonton, AB

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 (2022) with stylish coverings, 3 new doors, fresh paint throughout, updated spindle staircase, NEW flooring in the basement (2024), new lino tile in the bathroom, and a nicely painted laundry room. 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 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	Insulated, 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       1

Zoning                 Zone 02

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Listing information last updated on April 4th, 2025 at 7:02pm MDT