

## \$454,800 - 9412 134 Avenue, Edmonton

MLS® #E4454970

**\$454,800**

6 Bedroom, 2.00 Bathroom, 1,053 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

**OUTSTANDING OPPORTUNITY!! INVESTOR ALERT!!** This great bungalow in Glengarry offers endless opportunity with a **LEGAL** 3-bedroom basement suite—six bedrooms in total! Whether you're looking for a revenue property or a smart way to offset your mortgage by living on one level and renting the other, this home delivers for you. Set on a large lot with an oversized double garage - ideal for vehicles, hobbies, or extra storage. There's plenty of room to enjoy living your best life here. Ideally located on a quiet street in a family-friendly community, you're within walking distance to schools, parks, major shopping, and public transit. With excellent walkability, strong rental potential, and room for future value growth, this is an outstanding investment opportunity to add to your portfolio or to start building equity. You don't want to miss this, your investment moment!

Built in 1963

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454970  |
| Price      | \$454,800 |
| Bedrooms   | 6         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,053                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9412 134 Avenue |
| Area        | Edmonton        |
| Subdivision | Glengarry       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 1H7         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Fire Pit, Patio, Vinyl Windows     |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|              |                                                                                                                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                  |
| Stories      | 2                                                                                                                          |
| Has Suite    | Yes                                                                                                                        |
| Has Basement | Yes                                                                                                                        |
| Basement     | Full, Finished                                                                                                             |

### Exterior

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

### Additional Information

Date Listed August 25th, 2025

Days on Market 16

Zoning Zone 02

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Listing information last updated on September 10th, 2025 at 7:02am MDT