

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

---

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	23
Zoning	Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 20th, 2025 at 5:47am MDT