

\$454,800 - 9412 134 Av Nw, Edmonton

MLS® #E4454970

\$454,800

6 Bedroom, 2.00 Bathroom, 1,053 sqft
Single Family on 0.15 Acres

Glengarry, Edmonton, Alberta

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! (id:6289)

Built in 1963

Essential Information

Listings #	E4454970
Price	\$454,800
Bedrooms	6
Bathrooms	2.00
Square Footage	1,053
Acres	0.15
Year Built	1963



Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	9412 134 Av Nw
Subdivision	Glengarry
City	Edmonton
Province	Alberta
Postal Code	T5E1H7

Amenities

Amenities	Playground, Public Transit, Schools, Shopping, Vinyl Windows
Parking	Detached Garage, Oversize
# of Garages	1

Interior

Appliances	Dishwasher, Hood Fan, Microwave Range Hood Combo, Window Coverings, Dryer, Refrigerator, Two stoves, Two Washers
Heating	Forced air
# of Stories	1
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	Coldwell Banker Mountain Central
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