

\$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 3

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 August 28th, 2025 at 9:17am MDT