

# \$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 88

Zoning Zone 02

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