

# \$344,999 - 8821 137 Avenue, Edmonton

MLS® #E4418278

**\$344,999**

3 Bedroom, 1.00 Bathroom, 1,118 sqft  
Single Family on 0.00 Acres

Glengarry, Edmonton, AB

This stylish and compact, 3 bedroom half duplex offers country living experience with all the comforts of urban setting. Rare nowadays solid hardwood floors and railings, south facing backyard with unique features, and mature fruit bearing trees make this place like a vacation destination. Fully finished basement, central vacuum system, 300° night vision security cameras, large double garage with remote door openers, and solid fences all around are to compliment an urban dweller in you. Shall you be willing to build things and chase hobbies; there is a heavy duty workbench with an industrial drill press for your enjoyment. Last but not least, please consider a good, mature, peaceful, and safe neighbourhood to top things up. Northgate mall and North town mall are minutes away, schools, parks, swimming pool, ETS buses are in close walking distance, MUST SEE, will not last !!!

Built in 1963

## Essential Information

MLS® #	E4418278
Price	\$344,999
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,118
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	8821 137 Avenue
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1Y3

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Freezer, Garage Control, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	See Remarks
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed January 16th, 2025

Days on Market 57

Zoning Zone 02

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