

Courtesy Of Manpreet Singh and James J Knull Of Exp Realty

# \$434,900 - 8412 134 Avenue, Edmonton

MLS® #E4425114

**\$434,900**

5 Bedroom, 2.00 Bathroom, 1,060 sqft  
Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Unlock an incredible investment opportunity with this legally suited home, offering both comfort and income potential. Featuring three spacious bedrooms upstairs and two more downstairs, it's perfect for families or tenants seeking privacy. The expansive kitchen is ideal for both daily use and entertaining, while two full bathrooms provide convenience throughout. The lower level boasts a fully self-contained suite, offering privacy for renters and a chance to generate rental income to help cover mortgage costs. Recent upgrades, including a new furnace (2023), grading improvements, and new flooring in the basement (2022), ensure this home is future-proofed for years to come. Whether you're expanding your real estate portfolio or seeking a spacious home for your family, this property stands out with its unbeatable potential. Let's not forget, Glengarry park is just steps away! Perfect for growing families, and outdoor enthusiasts. Don't miss out!

Built in 1963

## Essential Information

MLS® #	E4425114
Price	\$434,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,060
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8412 134 Avenue
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1H2

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached, Rear Drive Access

### **Interior**

Appliances	Dryer, Garage Opener, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Glengarry School
Middle	Killarney School
High	Queen Elizabeth School

### **Additional Information**

Date Listed            March 11th, 2025

Days on Market      3

Zoning                Zone 02

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