

Courtesy Of Jane Vu Of Real Broker

## \$385,000 - 8516 134a Avenue, Edmonton

MLS® #E4443318

**\$385,000**

4 Bedroom, 2.00 Bathroom, 1,108 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Welcome to Glengarry, a lovely neighbourhood in northeast Edmonton! This beautifully maintained 4-bedroom, 2-bath bungalow offers over 1,100 sq ft plus a mostly finished basement. Move-in ready with many upgrades including updated windows, modern kitchen, and renovated bathrooms. The gourmet kitchen features granite counters, tile backsplash, and plenty of cabinetry. Bright main floor with large windows, formal dining area, spacious living room, 4-pc bath, and 3 bedrooms with decorative shutters that enhance the exterior charm. Basement includes a 4th bedroom, 3-pc bath with laundry, large family room, rec space, and storage. Enjoy the landscaped and fenced yard with double detached garage and RV parking. Just a 6-min walk to Glengarry Spray Park, 2-min drive to Glengarry School, and 3 mins to Northgate Centre. Fantastic location close to schools, shopping, and transitâ€”perfect for families, investors, or first-time buyers!

Built in 1962

### Essential Information

MLS® # E4443318

Price \$385,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,108
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8516 134a Avenue
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1L7

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Front Porch, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Detached, RV Parking

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 19th, 2025  
Days on Market      37  
Zoning                Zone 02

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