

Courtesy Of Sharon M Josey Of RE/MAX River City

## \$445,000 - 8503 134a Avenue, Edmonton

MLS® #E4425103

**\$445,000**

4 Bedroom, 2.00 Bathroom, 1,618 sqft  
Single Family on 0.00 Acres

Glengarry, Edmonton, AB

This beautifully maintained home is in a family friendly community, offering easy access to schools, parks, shopping, dining & transit. With generous sq footage, it boasts 4 spacious bdrms & 2 baths. The sunlit living/dining area features large windows, creating a warm & inviting ambiance. The well-designed kitch includes a central island & SS appl, perfect for meal prep. The lower level offers a cozy family room, plus a 4th bdrm & bath. Upstairs, 3 spacious bdrms share a stylish 4-piece bath. Outside your oasis awaits with a lush, landscaped yard with perennials, shrubs & a large two-tier deck perfect for entertaining. A fire pit with strategically placed Roman Uero Pavers creates a serene spot for relaxation. The low-maintenance Bella Turf adds a touch of greenery without the upkeep. The backyard also features RV parking, and the oversized double garage provides ample space for vehicles & storage. Recent upgrades: new shingles, flooring, furnace, HWT, water softener, appl, deck & a fully revamped kitch.

Built in 1963

### Essential Information

MLS® #	E4425103
Price	\$445,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,618
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	8503 134a Avenue
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1L6

### **Amenities**

Amenities	Off Street Parking, Deck, Fire Pit, No Animal Home, No Smoking Home, R.V. Storage
Parking	Double Garage Detached, Insulated, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Storage Shed, Stove-Electric, Window Coverings, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	St Matthew Elementary
Middle	St Cecilia Jr High
High	Archbishop O'Leary High

### **Additional Information**

Date Listed            March 11th, 2025

Days on Market      3

Zoning                 Zone 02

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Listing information last updated on March 14th, 2025 at 4:02am MDT