

## \$385,000 - 8527 134a Avenue, Edmonton

MLS® #E4450122

**\$385,000**

4 Bedroom, 1.50 Bathroom, 1,071 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Charming Original Owner Home in North Edmonton! Welcome to 8527 134A Avenue – a well-loved and meticulously maintained bungalow located on a quiet, mature street. This original owner home offers over 1,071 sq ft of comfortable living space on main floor featuring 3 spacious bedrooms, a bright living room with a large picture window, dedicated dining area, and a 4-piece main bathroom. The fully finished basement includes a 4th bedroom, a 2-piece bathroom, generous storage areas, and a separate back entrance, offering suite potential or multi-generational living. Enjoy the beautifully landscaped and fenced yard with a large deck – perfect for summer BBQs and family gatherings. A double detached garage (23.6x21.6) and long-standing pride of ownership complete the package. Located close to schools, parks, shopping, and public transit, this is a fantastic opportunity to own a solid, well-cared-for home in a great community.

Built in 1962

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450122  |
| Price     | \$385,000 |
| Bedrooms  | 4         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,071                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8527 134a Avenue |
| Area        | Edmonton         |
| Subdivision | Glengarry        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 1L6          |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Deck, Hot Water Natural Gas, No Smoking Home, R.V. Storage, Television Connection |
| Parking Spaces | 2                                                                                 |
| Parking        | Double Garage Detached                                                            |

### Interior

|              |                                                                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                 |
| Stories      | 2                                                                                                                                                         |
| Has Basement | Yes                                                                                                                                                       |
| Basement     | Full, Finished                                                                                                                                            |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                 |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 32              |
| Zoning         | Zone 02         |

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Listing information last updated on August 29th, 2025 at 8:02pm MDT