

## \$450,000 - 9015 135a Avenue, Edmonton

MLS® #E4444881

**\$450,000**

4 Bedroom, 2.00 Bathroom, 1,006 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

South facing backyardâ€™s extensively renovated throughout! This charming 4-bedroom bungalow has everything on your wish list. Freshly painted in modern colors, the main floor features upgraded laminate flooring that adds warmth to the bright, open-concept layout. The sleek kitchen boasts quartz countertops, new stainless steel appliances, double sink, pot & pan drawers, and soft-close cabinetry. Three bedrooms and a 4-piece porcelain-tiled bath complete the main level. The finished basement offers new carpeting, a huge rec room, 4th bedroom, 4-piece bath, and laundry with new front-loading washer and dryer. An oversized single garage complements the huge lot with a fence (2018). Additional updates include newer windows, doors, lighting, siding, furnace, newer hot water tank (2021), shingles (2018), front step (2022), plus floor and dishwasher replaced last year. Move-in ready with every detail thoughtfully cared for!

Built in 1962

### Essential Information

MLS® #	E4444881
Price	\$450,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,006
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9015 135a Avenue
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1S2

### Amenities

Amenities	See Remarks
Parking	Over Sized, Single Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 27th, 2025

Days on Market 3

Zoning Zone 02

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