

## \$395,000 - 8527 134a Avenue, Edmonton

MLS® #E4450122

**\$395,000**

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	\$395,000
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 5  
Zoning Zone 02

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