

\$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	20
Zoning	Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 16th, 2025 at 10:47pm MDT