

## \$299,900 - 8216 133a Avenue, Edmonton

MLS® #E4461606

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,151 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Welcome to this beautifully renovated 3-bedroom, 2-bathroom duplex located in the heart of Glengarry. Newly painted, newer appliances, newer hot water tank and lighting. Main level has a large living room private and plenty of natural light. Kitchen offers ample counter space. Make your way upstairs and find three spacious bedrooms plus a full bath. The property features a double detached garage. The home also has a separate side entrance, ideal for future suite potential. The finished basement provides large rec room, a new full bathroom, home office. Conveniently located close to public transportation, schools (elementary and high school just blocks away), and a wide range of amenities including shopping, restaurants, and more. Enjoy a short, easy commute to Downtown Edmonton, making this a great spot for working professionals and families alike.

Built in 1962

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461606  |
| Price          | \$299,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,151     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 1962          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8216 133a Avenue |
| Area        | Edmonton         |
| Subdivision | Glengarry        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 1E9          |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | On Street Parking, Front Porch, No Animal Home |
| Parking Spaces | 2                                              |
| Parking        | Double Garage Detached                         |

### Interior

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                   |
| Stories      | 2                                                                           |
| Has Basement | Yes                                                                         |
| Basement     | Full, Finished                                                              |

### Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                              |
| Construction      | Wood, Stucco                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                            |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 9th, 2025 |
|-------------|-------------------|

Days on Market 15

Zoning Zone 02

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Listing information last updated on October 24th, 2025 at 2:32pm MDT