

\$329,000 - 8216 133a Avenue, Edmonton

MLS® #E4443606

\$329,000

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. Perfect for families, this home offers a blend of modern upgrades and functional living space. Newly painted, newer appliances, newer hot water tank and lighting. Situated on a generous rectangular lot, the property features a double detached garage and a separate side entrance, ideal for future suite potential or multi-generational living. The finished basement provides extra living space for a rec room, a new full bathroom, home office, or guest suite. 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. Don't miss out on this turn-key opportunity in a desirable neighborhood!

Built in 1962

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4443606 |
| Price | \$329,000 |
| 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 | See Remarks |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Microwave 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 | Back Lane, Golf Nearby, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | June 20th, 2025 |
|-------------|-----------------|

Days on Market 28

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 July 18th, 2025 at 4:02am MDT