

# \$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 hotter 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 90

Zoning Zone 02

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