

## \$425,000 - 9211 130 Avenue, Edmonton

MLS® #E4455359

**\$425,000**

4 Bedroom, 2.00 Bathroom, 1,062 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Step inside & instantly feel at home in this warm & welcoming 4-bedroom beauty. The open floor plan invites connection, with a renovated kitchen that blends style & function—new stainless steel appliances, chic gold accents & space to add a moveable island. On the main floor, the enormous master feels like its own retreat, with space to unwind in a private sitting/TV area. An updated bathroom adds comfort. The finished basement offers incredible flexibility with a second kitchen, two additional bedrooms & a spa-like 5pc bath. Outside, mornings can be spent with coffee on the huge front verandah, while the fenced yard offers room for flowers, an apple tree & space for kids or pets to play. The oversized double detached garage & large parking pad fit all your toys—even a trailer or small RV. With upgraded vinyl windows, new shingles, new hot water tank, new plumbing manifold, new flooring & more, this home is move-in ready. As a 1st home or a downsize move, this is the place to grow, gather & make memories.

Built in 1959

### Essential Information

MLS® # E4455359

Price \$425,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,062                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9211 130 Avenue |
| Area        | Edmonton        |
| Subdivision | Killarney       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 0S1         |

### **Amenities**

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Front Porch, No Smoking Home, Parking-Extra, Vinyl Windows |
| Parking Spaces | 4                                                          |
| Parking        | Double Garage Detached, Over Sized                         |

### **Interior**

|              |                                                                                                                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                  |
| Fireplace    | Yes                                                                                                                        |
| Fireplaces   | Heatilator/Fan                                                                                                             |
| Stories      | 2                                                                                                                          |
| Has Basement | Yes                                                                                                                        |
| Basement     | Full, Finished                                                                                                             |

### **Exterior**

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                    |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 02           |

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Listing information last updated on September 18th, 2025 at 6:48pm MDT