

## \$419,900 - 9304 128a Avenue, Edmonton

MLS® #E4439423

**\$419,900**

3 Bedroom, 2.00 Bathroom, 1,086 sqft  
Single Family on 0.00 Acres

Killarney, Edmonton, AB

Incredible opportunity! This charming home sits on a massive 617 m<sup>2</sup> corner lot beside an alley, offering privacy, space, and loads of potential. Real hardwood floors flow through the main level, with a bright white kitchen featuring granite counters, stainless appliances, pantry, and stylish lighting. Two updated 4-piece baths—one on each level. The fully finished basement offers a third bedroom, a cozy bar area, cold room, and laundry. Major upgrades: GreenFox windows and patio door (2022) with transferable warranty, newer fridge/microwave, high-efficiency furnace, and central AC. The backyard is a private retreat with a pond, pump, in-ground sprinklers, patio stones, perennials, grapes, and 2 sheds. The oversized double garage is heated, insulated, wired with 220V, and connected by a covered, secured breezeway—plus a newer Thermal Tech door. Brick veneer exterior, right next to a school, mature trees, and great neighbours!

Built in 1959

### Essential Information

MLS® #	E4439423
Price	\$419,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,086
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9304 128a Avenue
Area	Edmonton
Subdivision	Killarney
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 0J9

### Amenities

Amenities	Air Conditioner, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Back Lane, Corner Lot, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

### **School Information**

Elementary	Mee-Yah-Noh School
Middle	Killarney School
High	Queen Elizabeth School

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	8
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 June 6th, 2025 at 4:02pm MDT