

## \$379,999 - 9524 129a Avenue, Edmonton

MLS® #E4441613

**\$379,999**

3 Bedroom, 1.50 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Killarney, Edmonton, AB

Welcome to 9524 129A Ave NW, a centrally located basement home on a generous 7,869 sq. ft. lot with rear lane access. Ideally situated within walking distance to all three levels of schools and just minutes from NAIT, this property offers excellent access to 97 Street NW and Yellowhead Trail, making commuting and daily errands a breeze. The home features an unfinished basement, back lane access to an oversized garage, RV parking, and a dog run, perfect for families, hobbyists, or investors alike. The spacious lot presents exciting potential for future redevelopment or rezoning opportunities. Buyers are encouraged to contact the City of Edmonton to explore the possibilities. Don't miss out on this opportunity in a prime Edmonton location. Priced to sell!

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441613  |
| Price          | \$379,999 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,012     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1959                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9524 129a Avenue |
| Area        | Edmonton         |
| Subdivision | Killarney        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 0N8          |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Vinyl Windows                      |
| Parking   | Double Garage Detached, RV Parking |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 1                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Unfinished                            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Back Lane, Fenced  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 97              |
| Zoning         | Zone 02         |

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Listing information last updated on September 15th, 2025 at 10:17am MDT