

## \$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
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Days on Market 62

Zoning Zone 02

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Listing information last updated on August 21st, 2025 at 4:03pm MDT