

\$368,500 - 9612 120 Ave, Edmonton

MLS® #E4429275

\$368,500

4 Bedroom, 2.50 Bathroom, 1,191 sqft
Condo / Townhouse on 0.00 Acres

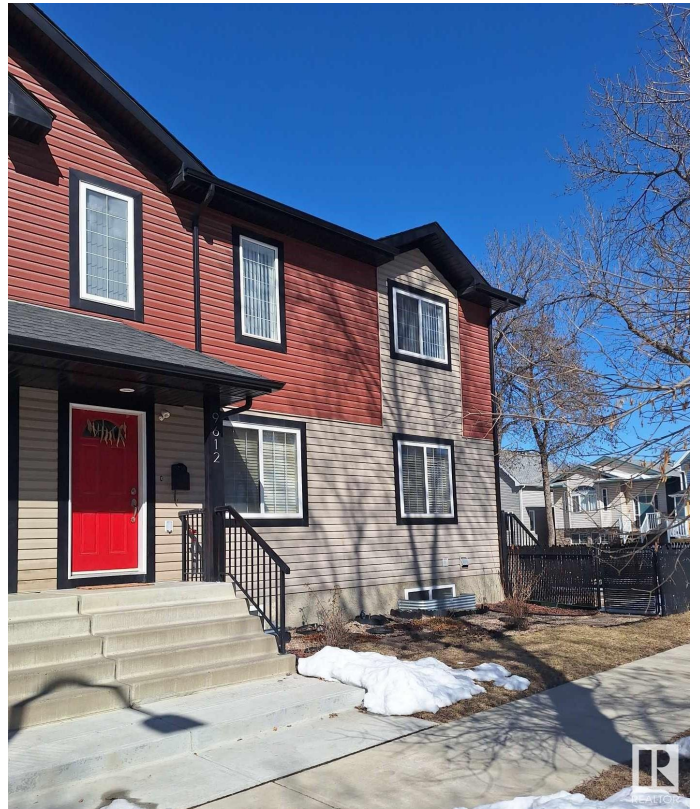
Alberta Avenue, Edmonton, AB

NO CONDO FEES! This 2013 half duplex is full of upgrades. It features granite countertops, stainless steel appliances, laminate flooring, pot lighting, and large energy-efficient windows. The fully finished basement (with development permit) includes a bedroom with a walk-in closet, a full bathroom, a utility room with a high-efficiency furnace, and a living/theater room. The main floor is bright with south-facing windows and includes a half bathroom, living room, and kitchen. The cooking range, dishwasher, and window blinds are fairly new, with only 2 existing window blinds on the main floor. The upper floor offers 3 spacious bedrooms (one with a walk-in closet) and an upgraded full bathroom. The maintenance-free fenced yard features a floating deck, perfect for summer BBQs. Tree-lined streets create a pleasant atmosphere, and walking to school or downtown is easy. The home includes a cement parking pad and street parking. Just one block to NAIT, 5-minute walk to LRT and public transit.

Built in 2013

Essential Information

MLS® #	E4429275
Price	\$368,500



Bedrooms 4
 Bathrooms 2.50
 Full Baths 2
 Half Baths 1
 Square Footage 1,191
 Acres 0.00
 Year Built 2013
 Type Condo / Townhouse
 Sub-Type Half Duplex
 Style 2 Storey
 Status Active

Community Information

Address 9612 120 Ave
 Area Edmonton
 Subdivision Alberta Avenue
 City Edmonton
 County ALBERTA
 Province AB
 Postal Code T5G 0R9

Amenities

Amenities Hot Water Natural Gas, Recr
 Parking Parking Pad Cement/Paved

Interior

Appliances Dishwasher-Built-In, Dryer,
 Star, Storage Shed, Stove-El
 Heating Forced Air-1, Natural Gas
 Stories 2
 Has Basement Yes
 Basement Full, Finished

Exterior

Exterior Wood, Vinyl
 Exterior Features Corner Lot, Low Maintenance
 Shopping Nearby
 Roof Asphalt Shingles
 Construction Wood, Vinyl



Foundation Concrete Perimeter

Additional Information

Date Listed April 4th, 2025

Days on Market 15

Zoning Zone 05

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Listing information last updated on April 19th, 2025 at 3:47am MDT