

## \$425,000 - 9412 138 Avenue, Edmonton

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MLS® #E4433856

### \$425,000

4 Bedroom, 2.50 Bathroom, 1,991 sqft

Single Family on 0.00 Acres

Northmount (Edmonton), Edmonton, AB

This well-maintained 1.5-storey home in Northmount offers nearly 2800 sqft of developed living space, comfort, and unbeatable convenience. Located near Northtown and Northgate Malls and the Northgate Transit Centre, it provides quick access to downtown and the University of Alberta. The main floor features a living room, dining area, kitchen, family room, bedroom, and a heated 4-season sunroom for year round comfort. The wood burning fireplace creates a cozy vibe in the living area! Upstairs includes two large bedrooms, a 4-piece bath, and a primary suite with ensuite and walk-in closet. The finished basement offers a rec room, sauna, wet bar, laundry room and two dens. Enjoy your private backyard with cherry, apple and pear trees, a heated double garage, and ample parking. A true gem in a great location!



Built in 1975

### Essential Information

MLS® #	E4433856
Price	\$425,000
Bedrooms	4
Bathrooms	2.50
Full Baths	1
Half Baths	3

Square Footage	1,991
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	9412 138 Avenue
Area	Edmonton
Subdivision	Northmount (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6A8

### Amenities

Amenities	Off Street Parking, No Animal Home, No Smoking Home, Parking-Extra, Sauna; Swirlpool; Steam, Sunroom
Parking Spaces	6
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Northmount School
Middle	Dickinsfield School
High	M.E. LaZerte School

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	13
Zoning	Zone 02

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