

\$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 13
Zoning Zone 05

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