

## **\$368,500 - 9612 120 Ave, Edmonton**

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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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