

\$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 17
Zoning Zone 05

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Listing information last updated on April 21st, 2025 at 5:47am MDT