

## **\$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

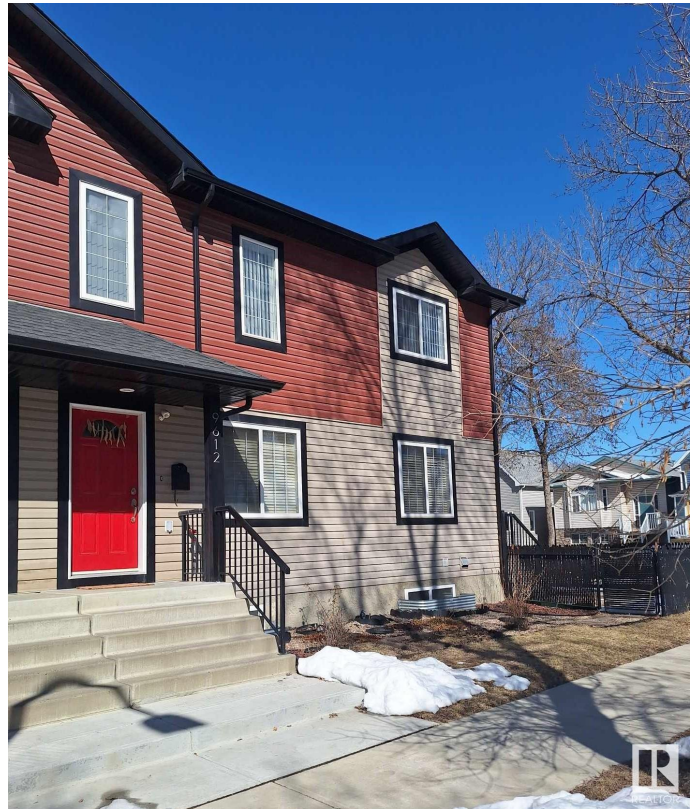
Alberta Avenue, Edmonton, AB

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      3

Zoning                 Zone 05

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Listing information last updated on April 7th, 2025 at 8:17am MDT