

## \$299,900 - 9515b 120 Avenue, Edmonton

MLS® #E4429456

**\$299,900**

3 Bedroom, 1.50 Bathroom, 1,092 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Take a look at this 3 bedroom duplex! This 1996 home is in a perfect location on a quiet avenue with only a block to transit and minutes away from schools and NAIT. This property has a great layout with 3 bedrooms and a 4 piece bath upstairs plus a 2 piece bath on the main floor. The kitchen boasts white cabinetry and stainless steel appliances. There's a nice size dining area off the kitchen. The basement is roughed in for a 3rd bathroom and has lots of room for another bedroom or a rec room. Shingles were replaced winter of 2023. The yard is fairly low maintenance with two outdoor parking stalls off street. There's extra parking along the avenue when you have company! Well located for ETS, all main thoroughfares and amenities. Under a half hour walk to Nait / Kingsway/ Royal Alex or under 10 minute drive.

Built in 1996

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429456  |
| Price          | \$299,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,092     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 1996          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9515b 120 Avenue |
| Area        | Edmonton         |
| Subdivision | Alberta Avenue   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 3J1          |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | See Remarks      |
| Parking   | 2 Outdoor Stalls |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 05         |

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Listing information last updated on April 20th, 2025 at 9:47pm MDT