

Courtesy Of Sherri L Herman Of One Percent Realty

## \$399,900 - 9530 122 Avenue, Edmonton

MLS® #E4418812

### \$399,900

3 Bedroom, 2.00 Bathroom, 943 sqft  
Single Family on 0.00 Acres

Delton, Edmonton, AB

Attention first home buyers or investors, this raised bungalow is brand new build in 2011. Nestled in the heart of the mature and well-connected Delton neighborhood. Enjoy quick access to major routes, public transit, NAIT, Royal Alexandra Hospital, and Kingsway Mall, making this location incredibly convenient. Step inside to find a thoughtfully designed open-concept layout that features 3 total bedrooms and 2 bathrooms. Bright kitchen features a raised breakfast bar, abundant counter space, and plenty of cabinets and drawers for storage. Durable ceramic tile and laminate flooring run throughout, combining style and functionality. The basement is partially finished and would be great space as a secondary suite. Outside, the fully fenced yard is perfect for privacy and utility. The garage is 24x24 comes equipped with dual doors, additional gated RV parking inside the fence provides space for all your vehicles and toys. Large gates make it easy to access

Built in 2011

### Essential Information

MLS® #	E4418812
Price	\$399,900
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	943
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9530 122 Avenue
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0T6

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed January 22nd, 2025

Days on Market 50

Zoning Zone 05

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