

## \$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	14
Zoning	Zone 05

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