

Courtesy Of Dave A Woolger Of Initia Real Estate

## **\$389,900 - 9530 122 Avenue, Edmonton**

MLS® #E4428893

**\$389,900**

3 Bedroom, 2.00 Bathroom, 956 sqft  
Single Family on 0.00 Acres

Delton, Edmonton, AB

Welcome to one of the most unique homes in Delton! This home was completely rebuilt brand new in 2011. New House, New Foundation, and New Garage. The charm of a mature neighborhood with a modern feel. The main floor is completely open concept, with Two Bedrooms and a 4pc bath. Spacious Peninsula kitchen that overlooks the living room. Modern Hardwood Flooring and Tile throughout. All the fences, concrete patios and steps are all redone in 2011. The basement is wide open and all finished except the floors. Just needs your personal touch! It features a basement bedroom and 3pc bath. Rebuilt Double Detached Garage. Just minutes from downtown and the Ice District. Close to schools and Shopping at Kingsway Mall. This home has a refreshing feel and is a must see!

Built in 2011

### **Essential Information**

MLS® #	E4428893
Price	\$389,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	956
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	Exterior Walls- 2"x6", Hot Water Natural Gas, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fruit Trees/Shrubs, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Delton
Middle	Spruce Avenue
High	O'Leary

## Additional Information

Date Listed April 3rd, 2025

Days on Market 5

Zoning Zone 05

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Listing information last updated on April 8th, 2025 at 8:47am MDT