

## \$419,900 - 9304 128a Avenue, Edmonton

MLS® #E4439423

**\$419,900**

3 Bedroom, 2.00 Bathroom, 1,086 sqft  
Single Family on 0.00 Acres

Killarney, Edmonton, AB

Incredible opportunity! This charming home sits on a massive 617 m<sup>2</sup> corner lot beside an alley, offering privacy, space, and loads of potential. Real hardwood floors flow through the main level, with a bright white kitchen featuring granite counters, stainless appliances, pantry, and stylish lighting. Two updated 4-piece baths—one on each level. The fully finished basement offers a third bedroom, a cozy bar area, cold room, and laundry. Major upgrades: GreenFox windows and patio door (2022) with transferable warranty, newer fridge/microwave, high-efficiency furnace, and central AC. The backyard is a private retreat with a pond, pump, in-ground sprinklers, patio stones, perennials, grapes, and 2 sheds. The oversized double garage is heated, insulated, wired with 220V, and connected by a covered, secured breezeway—plus a newer Thermal Tech door. Brick veneer exterior, right next to a school, mature trees, and great neighbours!

Built in 1959

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439423  |
| Price     | \$419,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,086                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9304 128a Avenue |
| Area        | Edmonton         |
| Subdivision | Killarney        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 0J9          |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Vinyl Windows, See Remarks                            |
| Parking Spaces | 4                                                                      |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized |

### Interior

|              |                                                                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                           |
| Fireplace    | Yes                                                                                                                                                                 |
| Fireplaces   | Woodstove                                                                                                                                                           |
| Stories      | 2                                                                                                                                                                   |
| Has Basement | Yes                                                                                                                                                                 |
| Basement     | Full, Finished                                                                                                                                                      |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                                        |
| Exterior Features | Back Lane, Corner Lot, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Metal |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Mee-Yah-Noh School     |
| Middle     | Killarney School       |
| High       | Queen Elizabeth School |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 36             |
| Zoning         | Zone 02        |

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Listing information last updated on July 4th, 2025 at 4:02am MDT