

## **\$375,000 - 8811 130a Avenue, Edmonton**

MLS® #E4451003

**\$375,000**

3 Bedroom, 1.00 Bathroom, 1,047 sqft  
Single Family on 0.00 Acres

Killarney, Edmonton, AB

Welcome to this beautifully renovated 3 Bedroom Bungalow, perfectly situated in the friendly neighbourhood of Killarney. This stunning home has undergone extensive upgrades inside and out, offering turnkey luxury and comfort. Step inside to discover elegant Italian marble tile, new carpet, and modern blinds throughout. The new custom kitchen is a chef's dream, featuring premium cabinetry, granite countertops, and new SS appliances. Enjoy the built-in closet organizers in the 3 spacious bedrooms and the stylishly updated bathroom and laundry area, all designed with functionality in mind. Every detail has been refreshed - new windows, doors, trim, and siding on the front exterior add to the home's fresh, modern appeal. Outside, you'll find new fencing and new concrete throughout, a lg shed, and oversized heated double garage, plus ample parking, incl space for an RV. With a prime location across from green space and a quiet neighborhood vibe, this home offers the ideal blend of style, comfort, and location!

Built in 1958

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4451003  |
| Price  | \$375,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,047                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8811 130a Avenue |
| Area        | Edmonton         |
| Subdivision | Killarney        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 0V7          |

### Amenities

|           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached, Insulated, Over Sized                                                  |

### Interior

|              |                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                         |
| Stories      | 1                                                                                                                 |
| Has Basement | Yes                                                                                                               |
| Basement     | None, No Basement                                                                                                 |

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                              |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                 |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**School Information**

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 02          |

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