

## \$389,000 - 9927 145 Avenue, Edmonton

MLS® #E4437486

**\$389,000**

4 Bedroom, 1.00 Bathroom, 1,316 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this charming single-family home in the heart of Griesbach, a neighborhood rich in Edmonton's military heritage. Featuring four bedrooms, this home offers plenty of space for family living. The character of original hardwood flooring blends seamlessly with stylish, durable vinyl plank in key areas, creating a warm and updated interior. While there's one well-appointed bathroom, a rough-in for a second in the unfinished basement opens the door to future expansion and customization. The spacious basement is ready for your personal touch—ideal for adding living space, a home gym, or a recreation area tailored to your lifestyle. Step outside to a sunny, south-facing backyard, perfect for gardening, entertaining, or simply relaxing. A detached double garage provides ample storage and secure parking. Combining classic features with modern potential, this home is ready for its next chapter—yours.

Built in 1951

### Essential Information

MLS® #	E4437486
Price	\$389,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1



Square Footage	1,316
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9927 145 Avenue
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6L8

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### Interior

Appliances	Garage Control, Garage Opener, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Major-General Griesbach
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Middle  
High

Major-General Griesbach  
Queen Elizabeth

Additional Information

Date Listed  
Days on Market  
Zoning

May 20th, 2025  
9  
Zone 27



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