

## \$300,000 - 8308 133 Avenue, Edmonton

MLS® #E4456566

**\$300,000**

3 Bedroom, 2.00 Bathroom, 1,138 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Fall in love with this beautifully renovated 2-storey end unit that is NOT A CONDO... no fees or pet restrictions! The BRAND NEW KITCHEN features soft-close white cabinets, quartz countertops, and all-new appliances. Upstairs, you'll find 3 bedrooms with fresh paint, new carpet, modern fixtures, updated doors, and a renovated 4-piece bath with new flooring. The finished basement adds extra living space with fresh paint and a 3-piece bath. Outdoors, enjoy the newly fenced yard and with a wider lot of an end unit, it allows for 3 parking spaces or room to build a double garage. Out front, relax on the new deck overlooking greenspace. Every detail has been refreshed—flooring, paint, fixtures, doors, trim, fence, and deck—making this a true turnkey home. Just move in and enjoy stylish living without the worry of updates or fees!

Built in 1961

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456566  |
| Price          | \$300,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,138     |



|            |                      |
|------------|----------------------|
| Acres      | 0.00                 |
| Year Built | 1961                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8308 133 Avenue |
| Area        | Edmonton        |
| Subdivision | Glengarry       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 1B8         |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Off Street Parking, Deck, Parking-Extra |
| Parking Spaces | 3                                       |
| Parking        | Rear Drive Access, Stall, See Remarks   |

### Interior

|              |                                                                                           |
|--------------|-------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                 |
| Stories      | 3                                                                                         |
| Has Basement | Yes                                                                                       |
| Basement     | Full, Finished                                                                            |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior          | Wood, Stucco                                  |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                              |
| Construction      | Wood, Stucco                                  |
| Foundation        | Concrete Perimeter                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 16                  |

## Zoning

## Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 23rd, 2025 at 9:02am MDT