

# \$245,000 - 9629 120 Avenue, Edmonton

MLS® #E4463629

## \$245,000

1 Bedroom, 1.00 Bathroom, 775 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Charming 1947 bungalow on a prime Zone 5 corner lot with incredible redevelopment potential! Situated on a 396.59 sq m rectangular lot, this property offers excellent frontage and flexibility for future development â€” ideal for those looking to build a multi-unit project. The existing 72.02 sq m home features a cozy living room with fireplace, 1 bedroom plus den, and 1 full bathroom, offering a comfortable layout filled with character. Enjoy the fully fenced yard, perfect for pets or gardening, and the convenience of a double detached garage for extra storage or workshop space. Whether youâ€™re an investor, builder, or homeowner looking for a charming property with big potential, this is a great location, established neighbourhood, and endless possibilities!

Built in 1947

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463629  |
| Price          | \$245,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 775       |
| Acres          | 0.00      |
| Year Built     | 1947      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9629 120 Avenue |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 0R8         |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas |
| Parking   | Double Garage Detached                 |

### Interior

|              |                                                                           |
|--------------|---------------------------------------------------------------------------|
| Appliances   | Oven-Microwave, Storage Shed, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                 |
| Fireplace    | Yes                                                                       |
| Fireplaces   | Stone Facing                                                              |
| Stories      | 1                                                                         |
| Has Basement | Yes                                                                       |
| Basement     | Full, Unfinished                                                          |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                              |
| Exterior Features | Back Lane, Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood                                                                                              |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 4                  |

Zoning

Zone 05

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Listing information last updated on October 31st, 2025 at 10:18am MDT