

\$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	21

Zoning

Zone 05

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 November 17th, 2025 at 9:33am MST