



Edmonton **Glengarry LP: \$319,000**
 13420 94 ST NW T5E 3V9 SP: M

Listing ID # E4487172 **ACTIVE**
Building Type Detached Single Family
Style Bungalow **Sold Date**
Year Built 1964 **Bedrooms Above** 3
Full Baths 1 **Bedrooms Total** 3
Half Baths 0 **Basement** Full
Total Baths 1.0 **Basement Dev** Fully Finished
Tot Flr AG SqFt 916.02 **Tot Flr AG SqM** 85.10

[URL-Virtual Tour](#) [URL-Brochure](#)

Bungalow across the street from Glengarry School! Original family owned property with lots of potential and options in a very walkable location. Situated on a generous 501 square meter/5392 square foot lot with back lane. Home has 3 bedrooms on the main level with the primary offering sliding patio doors leading to a west facing deck. Good sized living room with original hardwood flooring and large picture window facing the school field. This home has 2 side entrances, with one that leads directly to the basement. Wood panelled basement is finished with a recreation room, bar, workshop and utility room. Sunny backyard with south and west exposure and 3 sheds included. With some creativity and TLC this property could be your first home, an investment opportunity or offer redevelopment potential. Located steps from Northgate Mall: walk to everything you need including WalMart, Safeway, McDonalds, Subway, Wendys, T&T Supermarket, shops and services in Griesbach as well as the Northgate Transit Centre.

Directions

Living Room	4.26x5.06	M	Bedroom 3	3.21x2.45	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.73x2.24	M	Bedroom 4			1	4	M	No	Main		
Kitchen	2.73x3.49	M				2				Upper		
Family Room						3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.21x3.65	M				6				Tot Flr AG	85.10	916.02
Bedroom 2	2.73x2.81	M				7				# Finished	2	

Heat Source Natural Gas **Construction** Wood Frame
Heat Type Forced Air-1 **Basement** Full / Fully Finished
Foundation Concrete **Separate Ent**
Roof Type Asphalt Shingles **2nd Suite** No **Permit By Seller**
Exterior Stucco **Garage Suite** **Permit**
Flooring Carpet, Hardwood **Garden Suite** **Permit**
Features Deck, Hot Water Natural Gas **Lot Shape** Rectangular **Front Exposure** East
Lot Size SqM 501.77 **F x D (m)** x
Zoning
Tax Amount \$2,879.47 / 2025
Conform Type Title Insurance
Conform Year

Goods Incl Dryer, Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two

Goods Excl

Warranty None

Site Features Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Fireplace No
FP Fuel
FP Type

Parking Front Drive Access, No Garage, Parking Pad Cement/Paved

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Road Access Paved

Park Encl/Tot 0 / 2 **Garage Dim**

Condo Name	Floor Location	Floor#
Condo Fee	#Floors in Build	Elevator
Fee Includes	Balcony/Terrace	Min Age
	Titled Storage	
	Parking Type	
	Unit Exposure	