

# \$399,999 - 11423 134a Avenue, Edmonton

MLS® #E4426492

**\$399,999**

5 Bedroom, 2.00 Bathroom, 1,064 sqft  
Single Family on 0.00 Acres

Kensington, Edmonton, AB

This lovely Kensington bungalow is an incredible opportunity for both investors and families. Upon entry, you're welcomed into a bright and spacious living room/dinning room area. The main floor boasts 3 generous bedrooms and a full bathroom. Fully developed basement. Offers a second kitchen, a generous living area, two additional bedrooms, a 3 piece bathroom and a shared laundry room – providing flexibility for various living arrangements. Fully fenced, the large rear yard has a nice, private feel, and a concrete patio rounding out the yard for summer living. It also features a great double garage. This is truly a great opportunity, perfect for any discriminating buyer. Situated just blocks away from 2 schools, it's an ideal choice for families with school-age children. In addition, you'll find yourself just minutes from many amenities along 137 Ave, ensuring that shopping, dining, and other conveniences are always within reach.

Built in 1963

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4426492  |
| Price     | \$399,999 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,064                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 11423 134a Avenue |
| Area        | Edmonton          |
| Subdivision | Kensington        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5E 1M5           |

### **Amenities**

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

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

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

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 20th, 2025 |
|-------------|------------------|

Days on Market 11

Zoning Zone 01

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