

Courtesy Of Erin Holowach Of ComFree

## \$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
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Days on Market 17

Zoning Zone 01

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Listing information last updated on April 6th, 2025 at 3:17pm MDT