

## **\$371,000 - 13540 119 Street, Edmonton**

MLS® #E4438360

### **\$371,000**

5 Bedroom, 2.00 Bathroom, 1,176 sqft

Single Family on 0.00 Acres

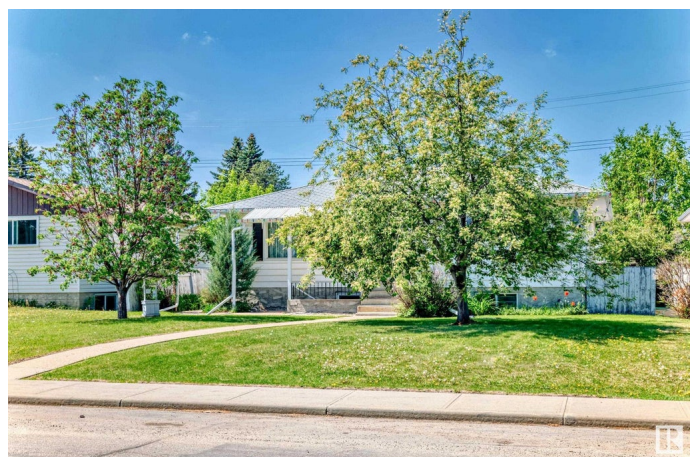
Kensington, Edmonton, AB

Come check out this AMAZING 3 bedroom, 2 bathroom home with a 2 bedroom IN-LAW suite. The main floor is Very Bright and Spacious with large windows, a large living room, dining room with built in Cabinet. The basement has its own SEPARATE ENTRANCE, large living room, kitchen, 4pc Bathroom and 2 Bedrooms. The basement has larger windows making it BRIGHT AND SPACIOUS. It has a SECOND KITCHEN in the basement ( See notes). Washer and GAS DRYER and TWO furnaces are also located in the basement. The Double detached is GARAGE HEATED, there is a RV PARKING Pad and the yard is fully fenced with GATE for RV. This home has it all it is in an amazing location as well. Walking distances to schools , shopping, public transit. Close to Anthony Henday, St. Albert Trail, 137 Avenue, Yellowhead and 97 Street.

Built in 1961

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4438360  |
| Price          | \$371,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,176     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1961                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13540 119 Street |
| Area        | Edmonton         |
| Subdivision | Kensington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5N2          |

### Amenities

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

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Forced Air-2, Natural Gas  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 01        |

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Listing information last updated on June 16th, 2025 at 10:47pm MDT