

## **\$379,900 - 13520 113a Street, Edmonton**

MLS® #E4433767

**\$379,900**

4 Bedroom, 2.00 Bathroom, 1,353 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

This charming 1,352 sq.ft. 3 bed / 2 bath bungalow has room for the whole family! The bright, open living room, leads into the open kitchen/dining room with a bow window, plenty of cabinets & a spacious dining area for family gatherings. There are three generous bedrooms and a renovated 4 pc bath which complete the main level. Just off the kitchen and dining area is a cozy family room warmed by a gas F/P. The FULLY FINISHED basement offers a recreation room, flex room, 3 pc bath, laundry/utility room, cold storage room & storage area. Recent upgrades over the years include furnace and main bath (2021), HWT, roof & eavestroughs (2020), basement rec. room (2019) and appliances & flooring (2014). The west-facing backyard is a terrific area for the kids to play, with a quiet patio area for entertaining friends. There's plenty of parking and storage in the large double garage. Located just a short walk to 2 elementary & 1 junior high school as well as shops, restaurants and public transit.

Built in 1962

### **Essential Information**

MLS® # E4433767

Price \$379,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,353
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13520 113a Street
Area	Edmonton
Subdivision	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5C4

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Freezer, Hood Fan, Storage Shed, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Kensington School
Middle	Rosslyn School
High	Queen Elizabeth School

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	1
Zoning	Zone 01

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