

## \$315,000 - 11607 137 Avenue, Edmonton

MLS® #E4445450

**\$315,000**

5 Bedroom, 2.00 Bathroom, 981 sqft

Single Family on 0.00 Acres

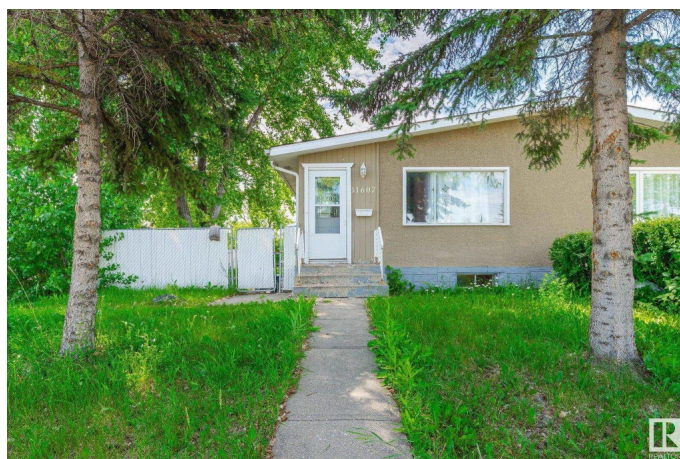
Kensington, Edmonton, AB

This extremely attractive Half-Duplex is situated in the very attractive and highly sought after neighbourhood of Kensington. Boasting 2 KITCHENS, 2 LIVING ROOMS, 5 BEDROOMS AND 2 FULL BATH. The upper level offers a large living room with 3 good-sized bedrooms, full bath and kitchen/dining area. The lower level has a SEPERATE ENTRANCE, FULL KITCHEN, FULL BATH, LIVING ROOM AND 2 LARGER BEDROOMS. The large yard offers a gated concrete pad. Located close to shopping, schools, transit and all the amenities you will ever desire. Do Not Hesitate, View Today!

Built in 1965

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4445450      |
| Price          | \$315,000     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 981           |
| Acres          | 0.00          |
| Year Built     | 1965          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |



Status Active

### Community Information

Address 11607 137 Avenue  
Area Edmonton  
Subdivision Kensington  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5E 1Z6

### Amenities

Amenities Exterior Walls- 2"x6", No Animal Home, No Smoking Home, See Remarks  
Parking Spaces 4  
Parking Parking Pad Cement/Paved, See Remarks

### Interior

Appliances Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Refrigerators-Two  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stucco  
Exterior Features Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed July 2nd, 2025  
Days on Market 7  
Zoning Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on July 8th, 2025 at 10:32pm MDT