

Courtesy Of Patrick D Fields and Lori A Cowie Of Real Broker

## \$349,900 - 13043 Sherbrooke Avenue, Edmonton

MLS® #E4425425

**\$349,900**

4 Bedroom, 1.50 Bathroom, 1,060 sqft  
Single Family on 0.00 Acres

Sherbrooke, Edmonton, AB

Step into the future with this modernized bungalow—an ideal starter home or investment opportunity! Spanning 1,060 sq ft, this stylish space features 4 bedrooms (3+1) and an open-concept living area, seamlessly connected to a redesigned kitchen with maple cabinetry. This home boasts energy-efficient windows (2016), central A/C, six high-performance appliances, and a striking bay window that floods the kitchen with natural light. Original hardwood floors in the living area add timeless character, while the partly finished basement offers expansion potential, with an additional bedroom, half bath, laundry and lots of storage space. Outside, the sun-drenched south-facing backyard is a blank canvas for your futuristic oasis—whether a garden, outdoor lounge, or entertainment space. A double garage provides ample room for storage and vehicles. Located on a tree-lined street in the sought-after Sherbrooke neighborhood, this home is steps from schools, parks, and playgrounds.

Built in 1953

### Essential Information

MLS® #	E4425425
Price	\$349,900
Bedrooms	4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,060
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13043 Sherbrooke Avenue
Area	Edmonton
Subdivision	Sherbrooke
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 4E6

### **Amenities**

Amenities	Air Conditioner
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 13th, 2025  
Days on Market 1  
Zoning Zone 04

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