

## **\$379,900 - 13540 119 Street, Edmonton**

MLS® #E4438360

**\$379,900**

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( See notes). 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 SEPERATE ENTRANCE, large living room, kitchen, 4pc Bathroom and 2 Bedrooms. The Double detached is GARAGE HEATED , there is a RV PARKING Pad and the yard is fully fenced. 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	\$379,900
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	1
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 May 25th, 2025 at 12:17pm MDT