

## **\$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	29
Zoning	Zone 01

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