

## \$399,500 - 11503 133a Avenue, Edmonton

MLS® #E4428639

**\$399,500**

5 Bedroom, 2.00 Bathroom, 1,178 sqft  
Single Family on 0.00 Acres

Kensington, Edmonton, AB

Nestled in the quiet Kensington neighborhood, this charming corner-lot bungalow offers a spacious and versatile living space with 5 beds & 2 full baths. The inviting front entrance leads to a cozy yet sophisticated living room, highlighted by a striking fireplace that adds character and warmth to the home. The main floor features a generously sized kitchen with a central island, perfect for cooking and entertaining. The fully finished basement includes a 2nd kitchen, making it perfect for an in-law suite or a separate living area for guest, ensuring both convenience and comfort. The oversized detached double garage provides plenty of space for vehicles and storage, while the large backyard creates an inviting setting for gatherings. Recent renovations include: vinyl windows, and new roof shingles on both the house and garage. Ideally located near parks, schools & the Grand Trunk Fitness and Leisure Centre. With a 51'x142' lot, this property also offers excellent redevelopment potential for a fourplex.

Built in 1963

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4428639  |
| Price    | \$399,500 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,178                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 11503 133a Avenue |
| Area        | Edmonton          |
| Subdivision | Kensington        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5E 1G5           |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | On Street Parking, Deck, Detectors Smoke, Vinyl Windows            |
| Parking   | Double Garage Detached, Front Drive Access, Over Sized, RV Parking |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Portable, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator-Energy Star, Window Coverings, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Corner Lot, Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 2nd, 2025

Days on Market      2

Zoning                 Zone 01

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Listing information last updated on April 4th, 2025 at 10:32am MDT