

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

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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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