

## **\$531,999 - 12416 136 Avenue, Edmonton**

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MLS® #E4433449

**\$531,999**

5 Bedroom, 2.00 Bathroom, 1,047 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

Get Inspired in Kensington! This stunning fully renovated bungalow offers 4 bedrooms, den, 2 full baths, and 1,056 sq. ft. of beautifully updated living space. Nestled in a quiet, family-friendly neighborhood, this home boasts impressive curb appeal and a bright open-concept layout filled with natural light.

Enjoy the modern kitchen with stylish finishes and a cozy dining area. The main floor features 3 spacious bedrooms and a renovated 4-piece bath, while the fully finished basement offers a SEPARATE ENTRANCE, large family room, 4th bedroom, full bathroom, second kitchen, flex area, and generous storage/laundry space, ideal for extended family or suite potential! The huge backyard is fully landscaped and fenced with a large deck, perfect for outdoor entertaining. A single detached insulated garage adds extra convenience. Located close to schools, shopping, transit, and recreational facilities, this home is truly move-in ready.



Built in 1958

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4433449  |
| Price     | \$531,999 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,047                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12416 136 Avenue |
| Area        | Edmonton         |
| Subdivision | Kensington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 4A8          |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Detectors Smoke, Fire Pit |
| Parking   | Single Garage Detached                                                 |

### Interior

|              |                                                                                       |
|--------------|---------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                             |
| Stories      | 2                                                                                     |
| Has Suite    | Yes                                                                                   |
| Has Basement | Yes                                                                                   |
| Basement     | Full, Finished                                                                        |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

Date Listed April 30th, 2025

Days on Market 1

Zoning Zone 01

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