## \$315,000 - 11607 137 Avenue, Edmonton

MLS® #E4445450

## \$315,000

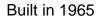
5 Bedroom, 2.00 Bathroom, 981 sqft Single Family on 0.00 Acres

Kensington, Edmonton, AB

This extremley attractive Half-Duplex is situated in the very attractive and highly sought after neighbourhood of Kensington. Boasting 2 KITCHENS, 2 LIVING ROOMS, 5 BEDROOMS AND 2 FULL BATH. The upper level offers a large living room with 3 good-sized bedrooms, full bath and kitchen/dining area. The lower level has a SEPERATE ENTRANCE, FULL KITCHEN, FULL BATH, LIVING ROOM AND 2 LARGER BEDROOMS. The large yard offers a gated concrete pad. Located close to shopping, schools, transit and all the amenities you will ever desire. Do Not Hesitate, View Today!







## **Essential Information**

| MLS® #         | E4445450      |
|----------------|---------------|
| Price          | \$315,000     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 981           |
| Acres          | 0.00          |
| Year Built     | 1965          |
| Туре           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |



| Status                | Active   |  |
|-----------------------|--|--|
| Community Information |  |  |
| Address               | 11607 137 Avenue   |  |
| Area                  | Edmonton   |  |
| Subdivision           | Kensington   |  |
| City                  | Edmonton   |  |
| County                | ALBERTA  |  |
| Province              | AB   |  |
| Postal Code           | T5E 1Z6  |  |
| Amenities             |  |  |
| Amenities             | Exterior Walls- 2"x6", No Animal Home, No Smoking Home, See Remarks  |  |
| Parking Spaces        | 4  |  |
| Parking               | Parking Pad Cement/Paved, See Remarks  |  |
| Interior              |  |  |
| Appliances            | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Refrigerators-Two  |  |
| Heating               | Forced Air-1, Natural Gas  |  |
| Stories               | 2  |  |
| Has Basement          | Yes  |  |
| Basement              | Full, Finished   |  |
| Exterior              |  |  |
| Exterior              | Wood, Stucco   |  |
| Exterior Features     | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby,<br>Public Swimming Pool, Public Transportation, Schools, Shopping<br>Nearby, See Remarks |  |

RoofAsphalt ShinglesConstructionWood, Stucco

Foundation Concrete Perimeter

## Additional Information

| Date Listed    | July 2nd, 2025 |
|----------------|----------------|
| Days on Market | 3              |
| Zoning         | Zone 01        |

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