

## \$444,900 - 13031 123a Avenue, Edmonton

MLS® #E4448064

**\$444,900**

4 Bedroom, 3.00 Bathroom, 1,331 sqft  
Single Family on 0.00 Acres

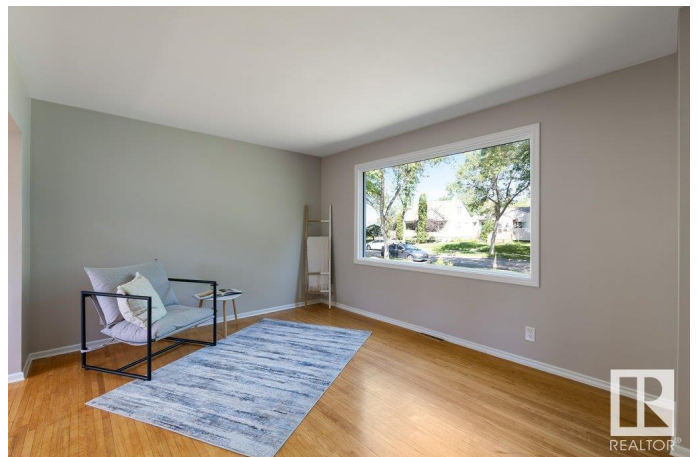
Sherbrooke, Edmonton, AB

Nestled on a beautiful tree-lined street in the charming community of Sherbrooke, this beautifully updated character home blends timeless style with modern upgrades. The main floor features a spacious living & dining area with original hardwood flooring, while new flooring throughout the rest of the home adds a fresh touch. The fully renovated kitchen offers sleek finishes, ample storage, & modern appliances. A bright main floor bedrm & 4 pc bath complete the main level. Upstairs, you'll find two cozy bedrms & a brand new 3 pc bath with skylight! The F/F basement includes a 4th bedrm, 3 pc bath, kitchenette/bar area & rec room offers great space for hanging out! Major updates include: new insulation, roof, furnace & newer windows for peace of mind. An oversized HEATED double detached garage provides plenty of parking & storage. Fully fenced & landscaped. Located close to schools, parks & downtown access, this gem offers both character & convenience in one of Edmonton's most established neighbourhoods!

Built in 1953

### Essential Information

MLS® #	E4448064
Price	\$444,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,331
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13031 123a Avenue
Area	Edmonton
Subdivision	Sherbrooke
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2Y8

### Amenities

Amenities	Deck, Patio, Skylight, See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 16th, 2025  
Days on Market        6  
Zoning                    Zone 04

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