

## **\$349,900 - 13003 Sherbrooke Avenue, Edmonton**

MLS® #E4448203

### **\$349,900**

5 Bedroom, 2.00 Bathroom, 1,022 sqft

Single Family on 0.00 Acres

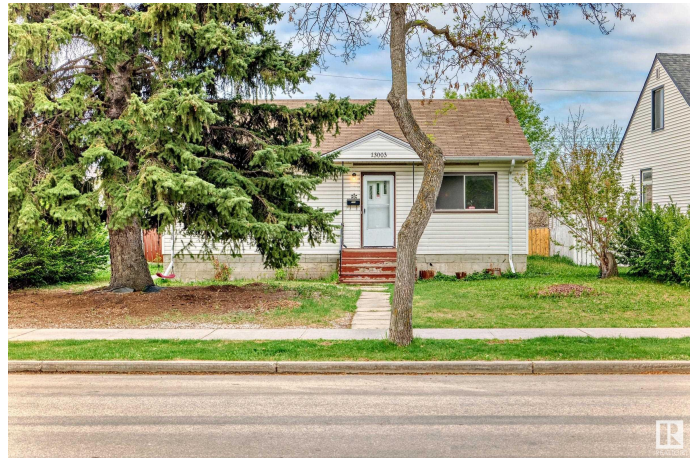
Sherbrooke, Edmonton, AB

Perfect for live in or investment! Here is your Great Opportunity to own this Fantastic Bungalow! This Home situated in the Desirable Community of Sherbrooke. Walking distance to Schools, Park, Shopping Centre, Bus Stops. Only a few minutes drive to Downtown, NAIT & all amenities. Excellent friendly neighbours, etc...Main floor features 3 Bedrooms. Living Room with Large & Bright Window, Original Hardwood flooring throughout. Kitchen with Bright Window & Breakfast Nook. Full Bathroom. SEPARATE BACK DOOR ENTRANCE to a Fully Finished Basement boasts 2 Bedrooms, Family Room with Laminated Floorings, 4pc Bathroom, Laundry & Utility Room. Carpet free home. BRAND NEW GARAGE SHINGLE & FRESH PAINTING. Large Back Yard is Landscaped & Fenced where you can enjoy with Summer BBQ. Come & check this out and make this Home YOURS!

Built in 1953

### **Essential Information**

MLS® #	E4448203
Price	\$349,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,022
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13003 Sherbrooke Avenue
Area	Edmonton
Subdivision	Sherbrooke
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 4E6

### Amenities

Amenities	See Remarks
Parking Spaces	1
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed	July 17th, 2025
-------------	-----------------

Days on Market 52

Zoning Zone 04

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 7th, 2025 at 8:02am MDT