

# \$238,900 - 12209a 134b Avenue, Edmonton

MLS® #E4465900

## \$238,900

3 Bedroom, 2.00 Bathroom, 1,026 sqft  
Single Family on 0.00 Acres

Kensington, Edmonton, AB

Discover the comfort and convenience of this 1025 SF bungalow-style half duplex in Kensington! The main floor features 3 bedrooms a welcoming living/dining room sunny kitchen and a 4-piece bathroom. The finished basement extends your living space with a large rec room with built-in bookshelves generous play space 3 piece bathroom laundry room and storage. Enjoy the side deck for relaxing outdoors on a beautiful summer day. Out back is your oversized single car garage with extra room to park on the adjacent concrete pad. This wonderful home is located across the street from an elementary school playground community league and bus stop. Every amenity or shop you could possibly need is just minutes away! Welcome Home.

Built in 1963

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465900  |
| Price          | \$238,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,026     |
| Acres          | 0.00      |
| Year Built     | 1963      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | Bungalow      |
| Status   | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 12209a 134b Avenue |
| Area        | Edmonton           |
| Subdivision | Kensington         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5L 3W9            |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | On Street Parking, Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                        |
| Parking        | Over Sized, Single Garage Detached                       |

### Interior

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

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                              |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Stucco, Vinyl                                                                                              |
| Foundation        | Concrete Perimeter                                                                                               |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 3                   |
| Zoning         | Zone 01             |

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Listing information last updated on November 16th, 2025 at 3:17pm MST