

## **\$399,900 - 12335 131 Street, Edmonton**

MLS® #E4448907

**\$399,900**

3 Bedroom, 1.50 Bathroom, 1,036 sqft

Single Family on 0.00 Acres

Sherbrooke, Edmonton, AB

On a tree lined street in Sherbrooke, discover this charming BUNGALOW nestled among amazing gardens. The yard has to be seen to really appreciate all its beauty. PERFECT FOR AN AVID GARDENER. Amazing pathways with gardens of PERENNIALS, shrubs and trees that bloom all spring, summer and fall with so many different colours. The home has character with two bedrooms up, a living room with HARDWOOD FLOORING, four piece bathroom and a dining space that opens to the kitchen. The kitchen has white cabinetry and GARDEN DOORS onto the back deck- a perfect space to have coffee while overlooking the yard. The basement is partially finished with a third bedroom, a two piece en suite and a laundry/mechanical area. The rest of the basement is undeveloped. The backyard has an upper deck and a large lower deck, perfect for entertaining. There is NEWER FENCING. A DOUBLE DETACHED GARAGE completes this magnificent property. Close to all amenities and access to the Yellowhead Trail!

Built in 1953

### **Essential Information**

MLS® # E4448907

Price \$399,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,036                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12335 131 Street |
| Area        | Edmonton         |
| Subdivision | Sherbrooke       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 1N4          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                                                           |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                 |
| Stories      | 1                                                                                                                                         |
| Has Basement | Yes                                                                                                                                       |
| Basement     | Full, Partially Finished                                                                                                                  |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Fenced, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 21st, 2025  
Days on Market                13  
Zoning                              Zone 04

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