

\$369,900 - 13520 113a Street, Edmonton

MLS® #E4433767

\$369,900

4 Bedroom, 2.00 Bathroom, 1,353 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

This charming 1,352 sq.ft. 3 bed / 2 bath bungalow has room for the whole family! The bright, open living room, leads into the open kitchen/dining room with a bow window, plenty of cabinets & a spacious dining area for family gatherings. There are three generous bedrooms and a renovated 4 pc bath which complete the main level. Just off the kitchen and dining area is a cozy family room warmed by a gas F/P. The FULLY FINISHED basement offers a recreation room, flex room, 3 pc bath, laundry/utility room, cold storage room & storage area. Recent upgrades over the years include furnace and main bath (2021), HWT, roof & eavestroughs (2020), basement rec. room (2019) and appliances & flooring (2014). The west-facing backyard is a terrific area for the kids to play, with a quiet patio area for entertaining friends. There's plenty of parking and storage in the large double garage. Located just a short walk to 2 elementary & 1 junior high school as well as shops, restaurants and public transit.

Built in 1962

Essential Information

MLS® # E4433767

Price \$369,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,353 |
| Acres | 0.00 |
| Year Built | 1962 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 13520 113a Street |
| Area | Edmonton |
| Subdivision | Kensington |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5E 5C4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Freezer, Hood Fan, Storage Shed, Stove-Electric, Washer, Refrigerators-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------------|
| Elementary | Kensington School |
| Middle | Rosslyn School |
| High | Queen Elizabeth School |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 55 |
| Zoning | Zone 01 |

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