

## \$530,000 - 11607 135a Avenue, Edmonton

MLS® #E4432087

**\$530,000**

6 Bedroom, 4.00 Bathroom, 1,537 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

Unique and spacious 6 bed, 4 bath bungalow on a corner lot in desirable Kensington! Offering 1,537 sq ft with 9-ft ceilings and in-floor heating, the main floor features a bright living room, airy kitchen with ample counter space, pantry, and dining area. Enjoy 2 bedrooms and 2 baths, including a spacious primary bedroom with steam shower and a second bath with a relaxing jacuzzi tub. The separate entranced basement includes a large rec room, second kitchen, 3 bedrooms, 2 full baths and separate laundry – ideal for extended family or other potential opportunities. Extras include BBQ natural gas hookup, shed, and a heated 220V double garage with single overhead door. The large cemented driveway offers plenty of parking along with RV parking, hookup and dump station. Fenced yard with chain link and privacy slats. Conveniently located near a public transportation, schools for all ages, and grocery stores – this home has it all!

Built in 2005

### Essential Information

MLS® #	E4432087
Price	\$530,000
Bedrooms	6
Bathrooms	4.00



Full Baths	4
Square Footage	1,537
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	11607 135a Avenue
Area	Edmonton
Subdivision	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1T3

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, R.V. Storage, Walkout Basement
Parking	Double Garage Detached, Heated, Insulated, Parking Pad Cement/Paved, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Oven Built-In-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	9
Zoning	Zone 01

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