

## \$365,000 - 13307 117 Street, Edmonton

MLS® #E4438468

**\$365,000**

3 Bedroom, 2.00 Bathroom, 888 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

Welcome to this renovated and move-in-ready bungalow in the heart of Kensington. Perfect for first-time buyers seeking a fresh start in a quiet, family-friendly neighbourhood. This 3 bedroom, 2 bathroom home sits on a spacious 7,100 sq ft fully fenced lot with a 27x24 garage. The updated kitchen features modern appliances, plenty of cupboard space, a cozy breakfast nook, and large windows for tons of natural light. Recent upgrades include a newer furnace, hot water tank, kitchen, bathrooms, flooring, garage, fencing, windows, and a backyard firepit. The roof has also been structurally reinforced, the AC unit and fresh sod complete the outdoor space. With all the big-ticket items taken care of, you can move in and enjoy. The large yard is perfect for kids, pets, or entertaining. Located close to schools, parks, transit, shopping, and with quick access to downtown.

Built in 1948

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438468  |
| Price          | \$365,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 888       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1948                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13307 117 Street |
| Area        | Edmonton         |
| Subdivision | Kensington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5K3          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Fire Pit, Vinyl Windows |
| Parking   | Double Garage Detached                   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Level Land, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 25th, 2025 |
| Days on Market | 63             |

## Zoning

## Zone 01

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 July 27th, 2025 at 6:02am MDT