

## **\$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                8

Zoning                            Zone 04

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