

## **\$531,999 - 12416 136 Avenue, Edmonton**

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MLS® #E4433449

**\$531,999**

5 Bedroom, 2.00 Bathroom, 1,047 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

Get Inspired in Kensington! This stunning fully renovated bungalow offers 4 bedrooms, den, 2 full baths, and 1,056 sq. ft. of beautifully updated living space. Nestled in a quiet, family-friendly neighborhood, this home boasts impressive curb appeal and a bright open-concept layout filled with natural light. Enjoy the modern kitchen with stylish finishes and a cozy dining area. The main floor features 3 spacious bedrooms and a renovated 4-piece bath, while the fully finished basement offers a SEPARATE ENTRANCE, large family room, 4th bedroom, full bathroom, second kitchen, flex area, and generous storage/laundry space, ideal for extended family or suite potential! The huge backyard is fully landscaped and fenced with a large deck, perfect for outdoor entertaining. A single detached insulated garage adds extra convenience. Located close to schools, shopping, transit, and recreational facilities, this home is truly move-in ready.



Built in 1958

### **Essential Information**

MLS® #	E4433449
Price	\$531,999
Bedrooms	5
Bathrooms	2.00

Full Baths	2
Square Footage	1,047
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12416 136 Avenue
Area	Edmonton
Subdivision	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 4A8

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, Fire Pit
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 30th, 2025

Days on Market 1

Zoning Zone 01

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