

## \$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 | 6                |
| Zoning         | Zone 01          |

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Listing information last updated on April 28th, 2025 at 3:47am MDT