

\$349,900 - 12040 136 Avenue, Edmonton

MLS® #E4450452

\$349,900

3 Bedroom, 2.00 Bathroom, 1,040 sqft
Single Family on 0.00 Acres

Kensington, Edmonton, AB

Located within walking distance to Kensington School & Park, this 3 bedroom bungalow is situated on a great sized lot perfect for family gatherings or just relaxing while the kids run & play. The main floor features a front living room with large windows providing tons of natural light, a well-appointed kitchen with a window overlooking your private backyard, dining area, 3 bedrooms, and a 4pce main bathroom. The basement features a spacious REC room, den, 3pce bathroom and laundry area. Upgrades in 2024 were furnace, Hot water Tank, Garage Door and Stove. The large floor plan has suite potential, thanks to a secondary back door entrance leading to the basement. The single detached garage is large enough for your vehicle. Donâ€™t miss out on this one!



Built in 1958

Essential Information

MLS® #	E4450452
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.00
Year Built	1958

Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12040 136 Avenue
Area	Edmonton
Subdivision	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1X7

Amenities

Amenities	Bar, Deck, No Animal Home, No Smoking Home
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	1
Zoning	Zone 01

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Listing information last updated on August 1st, 2025 at 9:17pm MDT