

## \$399,900 - 13131 124 Avenue, Edmonton

MLS® #E4433840

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,253 sqft

Single Family on 0.00 Acres

Sherbrooke, Edmonton, AB

Fantastic location and Condition. This home has been upgraded in the last few years and is situated on a large lot in popular Sherbrooke! Inside you will find a wide-open floor plan with a newer white kitchen with Stainless Steel appliances, tile backsplash, lots of countertop and cupboard space overlooking the big living room, and dining room. The main floor also has a large primary bed and a new full bath. The upstairs has 2 large bedrooms that share a walk thru closet. The basement is fully finished featuring 2 new egress windows, a large family room, a fourth bedroom, laundry room, storage/ utility room and another new 3-piece bath. Just some other upgrades are paint, baseboards & trim, pot lights, flooring, H2O tank, furnace, exterior house and fence paint plus much more. There are no neighbors across the front street and sides onto the alley. The south facing back yard is huge with a double garage and R.V parking. Great home and location.

Built in 1953

### Essential Information

MLS® #	E4433840
Price	\$399,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,253
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	13131 124 Avenue
Area	Edmonton
Subdivision	Sherbrooke
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2Z9

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 1st, 2025

Days on Market 28

Zoning Zone 04

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 May 29th, 2025 at 1:33pm MDT