

Courtesy Of Ruben D Molina Torres Of Initia Real Estate

## **\$377,900 - 13521 119 Street, Edmonton**

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MLS® #E4429177

**\$377,900**

5 Bedroom, 2.00 Bathroom, 965 sqft  
Single Family on 0.00 Acres

Kensington, Edmonton, AB

Welcome to Kensington! This WELL MAINTAINED half duplex bungalow with SEPARATE ENTRANCE, SECOND KITCHEN, SECOND LIVING ROOM and SEPARATE LAUNDRY is waiting for you! Complete with 5 bedrooms (3 up, 2 down) PLUS a DEN and 2 FULL BATHROOMS this home has everything you need for comfortable living. Nestled in the quiet, family oriented and well developed community of Kensington you'll find: shopping, schools, restaurants as well as entertainment, all only minutes away! With close access to the YELLOWHEAD as well as the ANTHONY HENDAY, this home is ACCESSIBLE, all while remaining incredibly calm and quiet! Outside of this bright and welcoming half duplex bungalow you'll find a good sized yard, an ACCESS RAMP (excellent for folks with limited mobility!) as well as your single DETACHED GARAGE plus driveway. Enough for 2 cars outside and one parked inside! Whether you have a big family or are looking for an INVESTMENT PROPERTY, everything here is done and ready for you! A must see to be fully appreciated!



Built in 1969

### **Essential Information**

MLS® #

E4429177

Price	\$377,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	965
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	13521 119 Street
Area	Edmonton
Subdivision	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5M9

### **Amenities**

Amenities	Front Porch, Guest Suite, No Animal Home, No Smoking Home, Smart/Program. Thermostat, R.V. Storage, Vinyl Windows
Parking Spaces	3
Parking	Single Garage Detached

### **Interior**

Appliances	Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, Vegetable Garden

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Kensington School
Middle	St. Edmund Catholic
High	Queen Elizabeth High

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	12
Zoning	Zone 01

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