

\$399,000 - 13604 113a Street, Edmonton

MLS® #E4442981

\$399,000

3 Bedroom, 1.50 Bathroom, 1,130 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

This well-maintained bungalow includes three spacious bedrooms and a four-piece bathroom on the main floor. The home boasts a large, open living room that flows seamlessly into the dining room and kitchen, providing plenty of cupboard space. It comes equipped with a built-in stove, oven, rangehood, microwave, side-by-side fridge/freezer, and dishwasher. The basement is fully finished and features a laundry area complete with a washer, dryer, and soaker sink. It includes a large clothing closet, storage cupboards, and a cold storage space. There is also a partially finished two-piece bathroom. It also offers two good-sized rooms with doors that can be used for hobbies or additional storage, as well as one extra-large room perfect for entertaining, complete with a decorative fireplace. This property offers a single-car garage and a large, fenced backyard with a patio. It's conveniently located near shopping, schools, public transit, and recreational facilities, with new windows and roofing shingles.

Built in 1961

Essential Information

| | |
|----------|-----------|
| MLS® # | E4442981 |
| Price | \$399,000 |
| Bedrooms | 3 |



| | |
|----------------|------------------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,130 |
| Acres | 0.00 |
| Year Built | 1961 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 13604 113a Street |
| Area | Edmonton |
| Subdivision | Kensington |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5E 5C4 |

Amenities

| | |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, No Smoking Home, Parking-Extra, Parking-Visitor, Television Connection, Vinyl Windows |
| Parking | Insulated, Parking Pad Cement/Paved, Single Garage Detached, Single Indoor |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

| | |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 18th, 2025 |
| Days on Market | 16 |
| Zoning | Zone 01 |

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 July 4th, 2025 at 1:32pm MDT