

## \$459,000 - 11602 130 Street, Edmonton

MLS® #E4446063

**\$459,000**

3 Bedroom, 1.50 Bathroom, 844 sqft

Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Beautifully maintained raised bungalow on a spacious corner lot (approx. 50' x 131') overlooking Winnifred Park. The main floor features 844 sq. ft. with 2 bedrooms, 1 bath, with oversized tub, and a bright living room that opens to a raised patio—perfect for enjoying the outdoors. The fully developed basement offers 686 sq. ft. of additional living space, including a large, sunlit recreation room. Additional bedroom & 2 piece bath in basement. Numerous upgrades throughout, including updated windows, showcase pride of ownership. New furnace 2019, HWT 2020. The oversized detached garage recently upgraded to an insulated door. Garage contains designated electrical panel, and a natural gas line—ideal for workshop or hobby use. This unique property offers excellent indoor-outdoor flow, a functional layout, and a fantastic location. The fully fenced yard offers room to play & entertain, Move-in ready and full of potential!

Built in 1950

### Essential Information

MLS® #	E4446063
Price	\$459,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	844
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11602 130 Street
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 1A6

### Amenities

Amenities	Deck, Front Porch
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Corner Lot, Fenced, Park/Reserve
Lot Description	Estimate from GeoJet
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 4th, 2025

Days on Market 3

Zoning Zone 07

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