

## **\$364,900 - 13520 113a Street, Edmonton**

MLS® #E4453638

### **\$364,900**

4 Bedroom, 2.00 Bathroom, 1,340 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

This charming 1,352 sq.ft. 3 bed / 2 bath bungalow has room for the whole family! The bright, open living room, leads into the open kitchen/dining room with a bow window, plenty of cabinets & a spacious dining area for family gatherings. There are three generous bedrooms and a renovated 4 pc bath which complete the main level. Just off the kitchen and dining area is a cozy family room warmed by a gas F/P. The FULLY FINISHED basement offers a recreation room, flex room, 3 pc bath, laundry/utility room, cold storage room & storage area. Recent upgrades over the years include furnace and main bath (2021), HWT, roof & eavestroughs (2020), basement rec. room (2019) and appliances & flooring (2014). The west-facing backyard is a terrific area for the kids to play, with a quiet patio area for entertaining friends. There's plenty of parking and storage in the large double garage. Located just a short walk to 2 elementary & 1 junior high school as well as shops, restaurants and public transit.

Built in 1962

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4453638  |
| Price    | \$364,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,340                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13520 113a Street |
| Area        | Edmonton          |
| Subdivision | Kensington        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5E 5C4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| Appliances   | Dryer, Freezer, Hood Fan, Storage Shed, Stove-Electric, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                         |
| Fireplace    | Yes                                                                               |
| Fireplaces   | Tile Surround                                                                     |
| Stories      | 2                                                                                 |
| Has Basement | Yes                                                                               |
| Basement     | Full, Finished                                                                    |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Kensington School      |
| Middle     | Rosslyn School         |
| High       | Queen Elizabeth School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 01           |

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Listing information last updated on August 20th, 2025 at 10:47am MDT