

Courtesy Of Jeffrey Keasey Of Century 21 Masters

\$369,500 - 12268 131 Street, Edmonton

MLS® #E4462331

\$369,500

3 Bedroom, 1.00 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Sherbrooke, Edmonton, AB

ATTENTION FIRST TIME HOME BUYERS! MODERN 3-BEDROOM RENOVATED BUNGALOW! Located in the family-friendly neighborhood of Sherbrooke, this home is just steps from schools, Westmount Mall, Groat Road with access to the Southside, Yellowhead Trail, and St. Albert Trail. 50 X 130 Lot. Discover this renovated bungalow with its modern 3-bedroom layout on the main floor, updated 4-piece bathroom, main-floor laundry, upgraded lighting, & open-concept kitchen featuring a quartz island/breakfast nook. There is plenty of storage space w/ newer sleek white cabinets & SS appliances. The basement landing & stairway has been renovated w/ fresh paint & vinyl flooring. The basement is ready for your finishing touches w/ back door entry. Bonus upgrades include newer double-pane windows, newer roof shingles, 120-amp electrical panel, blinds, & garage opener. Entertain in the large fenced backyard & park your vehicle in the single garage w/ new shingles 2025. Welcome Home.

Built in 1953

Essential Information

MLS® # E4462331

Price \$369,500



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,109
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12268 131 Street
Area	Edmonton
Subdivision	Sherbrooke
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1M9

Amenities

Amenities	Detectors Smoke, Parking-Visitor
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 16th, 2025

Days on Market 2

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 October 18th, 2025 at 10:17am MDT