

\$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	8
Zoning	Zone 01

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