

## **\$379,000 - 13503 115 Street, Edmonton**

MLS® #E4454142

**\$379,000**

4 Bedroom, 2.00 Bathroom, 965 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

CUTE & QUAIN**T** Bungalow in Kensington is MOVE-IN Ready! Located on a quiet street with lots of parking, this home is perfect for first-time home buyers or a new family. This well maintained home offers front living room with large picture window, across is the bright and open kitchen with dining room features great views of the massive fully fenced back yard and huge garage. RV parking options. Primary bedroom is good sized with mirrored closet door, 2 more generous sized bedrooms, 4 piece bathroom and storage complete the main floor. SEPARATE ENTRANCE to the fully finished basement has loads of options. Extra large rec room with new carpet and corner gas fireplace is warm and cozy, 4th bedroom and very spacious 3-piece bathroom plus kitchenette potential and lots of storage makes this an ideal space. Brand new shingles July 2025 on the house.

Built in 1962

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4454142  |
| Price          | \$379,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 965       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1962                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13503 115 Street |
| Area        | Edmonton         |
| Subdivision | Kensington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5G9          |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Detectors Smoke           |
| Parking Spaces | 5                         |
| Parking        | Double Indoor, Over Sized |

### Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                   |
| Stories      | 2                                                                                                                           |
| Has Suite    | Yes                                                                                                                         |
| Has Basement | Yes                                                                                                                         |
| Basement     | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Park/Reserve, Paved Lane, 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 August 21st, 2025

Days on Market 6

Zoning Zone 01

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Listing information last updated on August 27th, 2025 at 1:17am MDT