Courtesy Of Bryce Melville Of RE/MAX Real Estate

$365,000 - 13307 117 Street, Edmonton

MLS® #E4438468

$365,000
3 Bedroom, 2.00 Bathroom, 888 sqft
Single Family on 0.00 Acres

Kensington, Edmonton, AB

Welcome to this renovated and move-in-ready bungalow in the heart of Kensington. Perfect for first-time buyers seeking a fresh start in a quiet, family-friendly neighbourhood. This 3 bedroom, 2 bathroom home sits on a spacious 7,100 sq ft fully fenced lot with a 27x24 garage. The updated kitchen features modern appliances, plenty of cupboard space, a cozy breakfast nook, and large windows for tons of natural light. Recent upgrades include a newer furnace, hot water tank, kitchen, bathrooms, flooring, garage, fencing, windows, and a backyard firepit. The roof has also been structurally reinforced, the AC unit and fresh sod complete the outdoor space. With all the big-ticket items taken care of, you can move in and enjoy. The large yard is perfect for kids, pets, or entertaining. Located close to schools, parks, transit, shopping, and with quick access to downtown.

Built in 1948

Essential Information

MLS® #	E4438468
Price	$365,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	888

Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13307 117 Street
Area	Edmonton
Subdivision	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5K3

Amenities

Amenities	Air Conditioner, Fire Pit, Vinyl Windows
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Level Land, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 25th, 2025
Days on Market	70

Zoning	Zone 01

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Listing information last updated on August 3rd, 2025 at 9:02am MDT