

## \$315,000 - 11607 137 Avenue, Edmonton

MLS® #E4445450

**\$315,000**

5 Bedroom, 2.00 Bathroom, 981 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

This extremely attractive Half-Duplex is situated in the very attractive and highly sought after neighbourhood of Kensington. Boasting 2 KITCHENS, 2 LIVING ROOMS, 5 BEDROOMS AND 2 FULL BATH. The upper level offers a large living room with 3 good-sized bedrooms, full bath and kitchen/dining area. The lower level has a SEPERATE ENTRANCE, FULL KITCHEN, FULL BATH, LIVING ROOM AND 2 LARGER BEDROOMS. The large yard offers a gated concrete pad. Located close to shopping, schools, transit and all the amenities you will ever desire. Do Not Hesitate, View Today!

Built in 1965

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4445450      |
| Price          | \$315,000     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 981           |
| Acres          | 0.00          |
| Year Built     | 1965          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 11607 137 Avenue |
| Area        | Edmonton         |
| Subdivision | Kensington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 1Z6          |

## Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Exterior Walls- 2"x6", No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                                                   |
| Parking        | Parking Pad Cement/Paved, See Remarks                               |

## Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                             |
| Stories      | 2                                                                     |
| Has Basement | Yes                                                                   |
| Basement     | Full, Finished                                                        |

## Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                   |
| Construction      | Wood, Stucco                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 01        |

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Listing information last updated on August 3rd, 2025 at 7:17pm MDT