

## \$370,000 - 13432 118 Street, Edmonton

MLS® #E4451693

**\$370,000**

3 Bedroom, 2.00 Bathroom, 1,054 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

Welcome to this 3 bedroom, 2 bathroom bungalow located in the welcoming community of Kensington. Step inside to a spacious living room with large front-facing windows that fill the space with natural light, creating a warm and inviting atmosphere. The kitchen offers timeless oak cabinetry and connects seamlessly to the dining area, where patio doors open onto a large back deck—perfect for outdoor entertaining and relaxing. The main floor also includes three comfortable bedrooms and a 4pc bathroom. Downstairs, you’ll find a large rec room featuring a cozy wood-burning stove, perfect for movie nights or family gatherings, along with a flexible bonus room that can easily serve as a home office, gym, or guest space. A second 4pc bathroom adds convenience for busy households. Additional highlights include central A/C, a brand new roof, a double detached garage, and a fully fenced backyard ideal for kids or pets. Ideally situated close to schools, shopping, parks, and public transit.

Built in 1964

### Essential Information

MLS® # E4451693

Price \$370,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,054                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13432 118 Street |
| Area        | Edmonton         |
| Subdivision | Kensington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5L8          |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Deck, Detectors Smoke, Fire Pit |
| Parking   | Double Garage Detached          |

### Interior

|              |                                                                      |
|--------------|----------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Hood Fan, Oven-Microwave, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                            |
| Stories      | 2                                                                    |
| Has Basement | Yes                                                                  |
| Basement     | Full, Finished                                                       |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Fenced, No Back Lane, Schools |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Vinyl                   |
| Foundation        | Concrete Perimeter            |

### Additional Information

Date Listed August 7th, 2025

Days on Market 13

Zoning Zone 01

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