

## \$425,000 - 12236 136 Avenue, Edmonton

MLS® #E4461893

**\$425,000**

4 Bedroom, 1.00 Bathroom, 1,015 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

RARE MASSIVE LOT! Welcome to Kensington, a family-friendly community in north Edmonton. This charming bungalow sits on a huge pie-shaped lot (over 1,040 m<sup>2</sup>), a rare find in the city! The home offers four bedrooms (3 above grade), one full bath, and a finished basement with a large recreation room and additional bedroom. The bright main floor features a welcoming living room and functional kitchen overlooking the expansive backyard. Outdoors is a treat for any gardener, featuring a large, beautiful garden, fruit trees, and a double detached garage with ample space for vehicles, tools, or hobbies. Located just a short walk from Kensington School, close to shopping, parks, and public transit, this home is perfect for first-time buyers, investors, or anyone looking for a home with room to grow and a large back yard. Solid, well-maintained, and full of potential. This property is a must-see!

Built in 1958

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461893  |
| Price      | \$425,000 |
| Bedrooms   | 4         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,015                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12236 136 Avenue |
| Area        | Edmonton         |
| Subdivision | Kensington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 4A6          |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Detached                                                                                  |

### Interior

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

### Exterior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                                                  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                     |
| Construction      | Wood, Stucco, Vinyl                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                                   |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | KENSINGTON SCHOOL    |
| Middle     | ROSSLYN SCHOOL       |
| High       | ROSS SHEPPARD SCHOOL |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 01            |

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Listing information last updated on October 19th, 2025 at 2:32pm MDT