

## \$299,000 - 12103 134b Avenue, Edmonton

MLS® #E4441913

**\$299,000**

3 Bedroom, 1.50 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

Welcome to Kensington â€” a mature yet vibrant neighbourhood in northwest Edmonton, perfect for those seeking community charm with urban convenience. This affordable and stylish half duplex is better than a condoâ€”with no condo feesâ€”making it an ideal choice for first-time buyers, young families, or savvy investors. Inside, you'll find a bright and functional layout, offering move-in-ready comfort. Located right across from Kensington Public School (Kâ€™6) and just steps to Kensington Park, the community hall, and playground, it's perfect for families. Enjoy quick access to St. Albert Trail via 137 Ave and convenient proximity to major shopping hubs: Kensington Crossing (3 min), Skyview Power Centre (4 min), and North Town Centre (4 min). Whether you're starting out or investing, this home is a fantastic opportunity.

Built in 1962

### Essential Information

MLS® #	E4441913
Price	\$299,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,169
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	12103 134b Avenue
Area	Edmonton
Subdivision	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 4M6

### Amenities

Amenities	On Street Parking
Parking Spaces	2
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
-------------	-----------------

Days on Market 4

Zoning Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 7:17pm MDT