

## \$399,000 - 13604 113a Street, Edmonton

MLS® #E4442981

**\$399,000**

3 Bedroom, 1.50 Bathroom, 1,130 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

This well-maintained bungalow includes three spacious bedrooms and a four-piece bathroom on the main floor. The home boasts a large, open living room that flows seamlessly into the dining room and kitchen, providing plenty of cupboard space. It comes equipped with a built-in stove, oven, rangehood, microwave, side-by-side fridge/freezer, and dishwasher. The basement is fully finished and features a laundry area complete with a washer, dryer, and soaker sink. It includes a large clothing closet, storage cupboards, and a cold storage space. There is also a partially finished two-piece bathroom. It also offers two good-sized rooms with doors that can be used for hobbies or additional storage, as well as one extra-large room perfect for entertaining, complete with a decorative fireplace. This property offers a single-car garage and a large, fenced backyard with a patio. It's conveniently located near shopping, schools, public transit, and recreational facilities, with new windows and roofing shingles.

Built in 1961

### Essential Information

MLS® # E4442981

Price \$399,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,130
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13604 113a Street
Area	Edmonton
Subdivision	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5C4

### Amenities

Amenities	Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, No Smoking Home, Parking-Extra, Parking-Visitor, Television Connection, Vinyl Windows
Parking	Insulated, Parking Pad Cement/Paved, Single Garage Detached, Single Indoor

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	27
Zoning	Zone 01

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Listing information last updated on July 15th, 2025 at 12:32am MDT