

## \$339,900 - 12302 127 Street, Edmonton

MLS® #E4440280

**\$339,900**

4 Bedroom, 2.00 Bathroom, 928 sqft

Single Family on 0.00 Acres

Sherbrooke, Edmonton, AB

Discover comfort and convenience in this beautifully maintained Sherbrooke bungalow offering 1,733 sq ft of total living space. With 3+1 bedrooms and 2 full bathrooms, this home features gleaming hardwood floors, a bright living room, and a spacious oak kitchen perfect for family meals. The main level hosts an updated 4-piece bath and three well-sized bedrooms, while the fully finished basement boasts a large rec room with dry bar, fourth bedroom, modern 3-piece bath, and a laundry area with built-in cabinets. Enjoy summer evenings in the expansive west-facing backyard complete with two covered seating areas and a single detached garage. Major upgrades include a new roof (2025), PVC windows, electrical, exterior concrete, and a high-efficiency furnace with newer hot water tank. Ideally located across from Prince Charles School and within walking distance of Aurora Academic Charter and St. Pius X Elementary, this is the perfect home for growing families seeking value and location.

Built in 1953

### Essential Information

MLS® # E4440280

Price \$339,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 928                    |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12302 127 Street |
| Area        | Edmonton         |
| Subdivision | Sherbrooke       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 0Z8          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Bar, Gazebo, Patio     |
| Parking   | Single Garage Detached |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                             |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                      |

### Additional Information

Date Listed June 4th, 2025

Days on Market 12

Zoning Zone 04

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