

# \$349,900 - 12040 136 Avenue, Edmonton

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MLS® #E4450452

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

Located within walking distance to Kensington School & Park, this 3 bedroom bungalow is situated on a great sized lot perfect for family gatherings or just relaxing while the kids run & play. The main floor features a front living room with large windows providing tons of natural light, a well-appointed kitchen with a window overlooking your private backyard, dining area, 3 bedrooms, and a 4pce main bathroom. The basement features a spacious REC room, den, 3pce bathroom and laundry area. Upgrades in 2024 were furnace, Hot water Tank, Garage Door and Stove. The large floor plan has suite potential, thanks to a secondary back door entrance leading to the basement. The single detached garage is large enough for your vehicle. Don't miss out on this one!



Built in 1958

## Essential Information

MLS® #	E4450452
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.00
Year Built	1958

Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12040 136 Avenue
Area	Edmonton
Subdivision	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 1X7

### **Amenities**

Amenities	Bar, Deck, No Animal Home, No Smoking Home
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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	Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	1
Zoning	Zone 01

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Listing information last updated on August 1st, 2025 at 8:47pm MDT