

Courtesy Of Jeffrey Keasey Of Century 21 Masters

## **\$369,500 - 12268 131 Street, Edmonton**

MLS® #E4462331

**\$369,500**

3 Bedroom, 1.00 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Sherbrooke, Edmonton, AB

**ATTENTION FIRST TIME HOME BUYERS! MODERN 3-BEDROOM RENOVATED BUNGALOW!** Located in the family-friendly neighborhood of Sherbrooke, this home is just steps from schools, Westmount Mall, Groat Road with access to the Southside, Yellowhead Trail, and St. Albert Trail. 50 X 130 Lot. Discover this renovated bungalow with its modern 3-bedroom layout on the main floor, updated 4-piece bathroom, main-floor laundry, upgraded lighting, & open-concept kitchen featuring a quartz island/breakfast nook. There is plenty of storage space w/ newer sleek white cabinets & SS appliances. The basement landing & stairway has been renovated w/ fresh paint & vinyl flooring. The basement is ready for your finishing touches w/ back door entry. Bonus upgrades include newer double-pane windows, newer roof shingles, 120-amp electrical panel, blinds, & garage opener. Entertain in the large fenced backyard & park your vehicle in the single garage w/ new shingles 2025. Welcome Home.

Built in 1953

### **Essential Information**

MLS® # E4462331

Price \$369,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,109                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12268 131 Street |
| Area        | Edmonton         |
| Subdivision | Sherbrooke       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 1M9          |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Detectors Smoke, Parking-Visitor |
| Parking   | Single Garage Detached           |

### Interior

|              |                                                                                                                                         |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                                                                               |
| Stories      | 2                                                                                                                                       |
| Has Basement | Yes                                                                                                                                     |
| Basement     | Full, Unfinished                                                                                                                        |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Vinyl                                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 16th, 2025

Days on Market                4

Zoning                            Zone 04

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 October 20th, 2025 at 6:02pm MDT