

# \$315,000 - 12419 135a Avenue, Edmonton

MLS® #E4460135

## \$315,000

3 Bedroom, 1.50 Bathroom, 985 sqft  
Single Family on 0.00 Acres

Kensington, Edmonton, AB

Opportunity knocks in Kensington! This charming 950+ sq ft fully finished bungalow is nestled on a quiet street in a quaint sought-after neighborhood, offering space, potential, and quick possession for those eager to settle in before winter. With 3 bedrooms above grade, a full bathroom, and a spacious basement featuring a massive rec room, generous storage, two piece bathroom, and flexible bonus areas, there's room for everyone to live, play, and grow. The south-facing yard is perfect for soaking up sunshine year-round, while the double detached garage keeps your vehicles snow-free when the cold hits. Whether you're a first-time buyer, investor, or visionary renovator, this home is ready to be brought back to its former glory. Don't miss your chance to make it yours!

Built in 1958

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460135  |
| Price          | \$315,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 985       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1958                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 12419 135a Avenue |
| Area        | Edmonton          |
| Subdivision | Kensington        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5L 3Z4           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood, Stucco                    |
| Exterior Features | Fenced, Landscaped, See Remarks |
| Roof              | Asphalt Shingles                |
| Construction      | Wood, Stucco                    |
| Foundation        | Concrete Perimeter              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 14                   |
| Zoning         | Zone 01              |

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