

## **\$365,000 - 13232 115 Street, Edmonton**

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MLS® #E4454191

**\$365,000**

4 Bedroom, 1.50 Bathroom, 1,198 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

**MASSIVE PRICE REDUCTION FOR QUICK SALE! LOVELY Bungalow in PRIME location!** Get ready to fall in love with this adorable, well-kept 3-bedroom bungalow nestled in a quiet, family-friendly neighborhood. Featuring a spacious living room w large windows with natural light, while connected to a functional eat-in kitchen with ample cabinetry. Main floor full bathroom. The FULLY FINISHED basement has a private SIDE ENTRANCE offering 4th bedroom, a 2 piece bath, bar area, laundry room, family room w endless possibilities for extra space, making it perfect for guests or an office. The lot is HUGE and so is the backyard --making it great for outdoor entertainment, relaxation, gardening, or creating your dream space, making it the perfect private retreat for family fun or future expansion. Conveniently located just steps from schools, surrounded by bus stops, near scenic parks, and only minutes from major routes like 97 Stâ€”making commuting a breeze. Donâ€™t miss out on this affordable gem in the heart of Edmonton!

Built in 1964

### **Essential Information**

MLS® # E4454191

Price \$365,000



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$15                   |
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,198                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13232 115 Street |
| Area        | Edmonton         |
| Subdivision | Kensington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5G6          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Gazebo           |
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Kensington              |
| Middle     | Rosslyn/St. Edmund      |
| High       | O'Leary/Queen Elizabeth |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 50                |
| Zoning         | Zone 01           |

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Listing information last updated on October 10th, 2025 at 5:17am MDT