

## **\$378,500 - 12268 131 Street, Edmonton**

MLS® #E4458138

### **\$378,500**

3 Bedroom, 1.00 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Sherbrooke, Edmonton, AB

**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. Discover this renovated bungalow with its modern 3-bedroom layout on the main floor, updated 4-piece bathroom, main-floor laundry, upgraded lighting, and open-concept kitchen featuring a quartz island/breakfast nook. There is plenty of storage space with newer sleek white cabinets and stainless steel appliances. The basement is ready for your finishing touches. Bonus upgrades include newer double-pane windows, roof, 120-amp electrical panel, blinds, and garage opener. Entertain in the large fenced backyard and park your vehicle in the single garage. This is the perfect home for someone looking for a modern feel in a mature neighborhood.

Built in 1953

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4458138  |
| Price      | \$378,500 |
| 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 |
| Lot Description   | 50 X 130 Sq.Ft                                                                                        |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Vinyl                                                                                           |
| Foundation        | Concrete Perimeter                                                                                    |

### Additional Information

Date Listed September 17th, 2025

Zoning Zone 04

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Listing information last updated on September 17th, 2025 at 4:33pm MDT