

Courtesy of Thomas Bumbah of RE/MAX Elite

## **\$279,900 - 13604 119 Street, Edmonton**

MLS® #E4145864

### **\$279,900**

4 Bedroom, 2.00 Bathroom, 1,079 sqft  
Single Family on 0 Acres

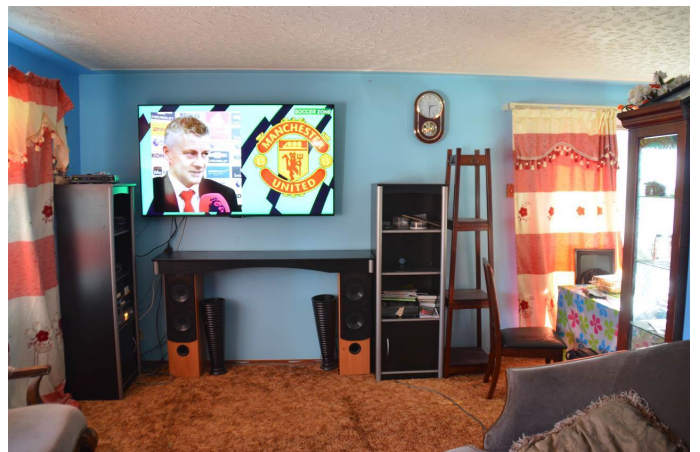
Kensington, Edmonton, AB

**\*PRICE REDUCED\*** This great home in the community of Kensington is a BUNGALOW with a SEPARATE ENTRANCE to the fully finished basement. The home features 3 bedrooms upstairs and 1 huge bedroom with a wet-bar that could be converted to a second Kitchen in the basement. The main floor offers a spacious living room, a dining area with convenient passage to the Living room and the kitchen. There are 3 good size bedrooms and a 4pce bathroom with patio door from the Dining area. The separate entrance can be accessed from the fully fenced large backyard with double oversize Garage. Newer High Efficiency Furnace and The basement have 1 bedroom, SECOND bath room, storage room, SECOND LIVING ROOM with high windows. This home is walking distance to schools, parks, major shopping centers and the public transportation.

Built in 1961

### **Essential Information**

MLS® #	E4145864
Price	\$279,900
Bedrooms	4
Bedrooms Above Grade	3
Bathrooms	2.00
Full Baths	2



Has Ensuite	N
Square Footage	1,079
Acres	0.00
Year Built	1961
Property Type	Single Family
Building Type	Residential Detached Single Family
Style	Bungalow

### **Community Information**

Address	13604 119 Street
Area	Edmonton
Community	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5N2

### **Amenities**

Features	Wet Bar, See Remarks
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Parking	Double Garage Detached
# Garage Parking Spaces	2

### **Interior**

Flooring	Carpet, Carpet Over Hardwood, Laminate Flooring
Goods Included	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Fully Finished
# of Stories	2

### **Exterior**

Exterior	Stucco, Vinyl
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **Additional Information**

Lot Shape	Rectangular
-----------	-------------

Front Exposure      East

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on July 17th, 2019 at 2:16am CDT