

## **\$500,000 - 11828 135 Street, Edmonton**

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MLS® #E4434034

**\$500,000**

5 Bedroom, 2.00 Bathroom, 1,263 sqft

Single Family on 0.00 Acres

Dovercourt, Edmonton, AB

Come home to CASHFLOW in this RENOVATED 3-bed bungalow with a 2-bed LEGAL SUITE! This bright, airy home offers nearly 2,500 sqft of living space on a 53x140â€™™ lot. The main floor features 3 spacious bedrooms, large living & dining rooms, a renovated kitchen, and a laundry room with storage. LEGAL basement suite (2020) has a separate entrance, 2 bedrooms, a large living room, full kitchen, and its own laundry. Recent upgrades include windows, shingles, sewer line, high-efficiency furnaces, hot water tank, flooring, paint, lighting & more. Outside youâ€™™ll find a landscaped, fenced west-facing yard with a 23x19â€™™ DBL GARAGE & extra-large parking pad. Dovercourt is a fantastic central community with beautiful tree-lined streets, a top-rated school, parks, playgrounds & a splash park. Surrounded by amenities like shopping & transit and just minutes to downtown - this vibrant neighbourhood has it all! Whether you live in or rent out, this property offers exceptional value & flexibility.



Built in 1957

### **Essential Information**

MLS® #                      E4434034

Price                        \$500,000

Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,263
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11828 135 Street
Area	Edmonton
Subdivision	Dovercourt
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1W6

### Amenities

Amenities	Off Street Parking, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	5
Parking	Double Garage Detached

### Interior

Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby,

Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Dovercourt
Middle	Westmount
High	Ross Sheppard

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	1
Zoning	Zone 04

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