

## \$469,900 - 13120 123 Avenue, Edmonton

MLS® #E4432572

**\$469,900**

4 Bedroom, 2.00 Bathroom, 1,156 sqft

Single Family on 0.00 Acres

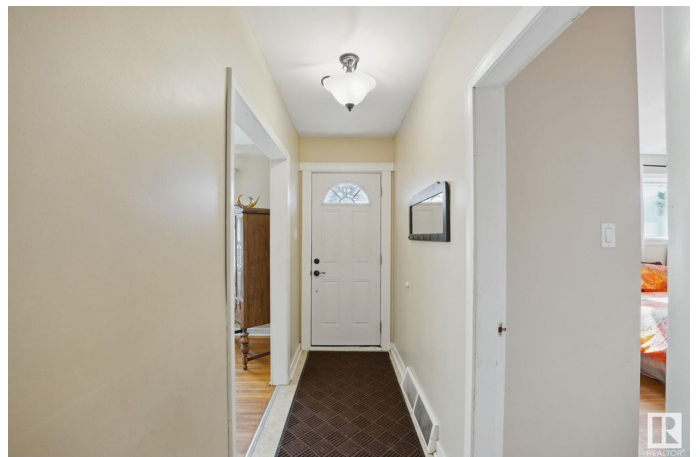
Sherbrooke, Edmonton, AB

Welcome to this beautifully renovated 3+1 bedroom, 2-bathroom bungalow that blends vintage charm with modern upgrades. Set on a spacious 12,000+ sq ft lot, this 1954 home features fresh paint, an upgraded kitchen with modern appliances, updated bathroom, central vacuum, newer roof, sewer line, and electrical. A laundry chute adds a nostalgic touch. The professionally landscaped front yard and magical backyard create the perfect indoor-outdoor lifestyle. Gardeners will love the 11-12 raised beds, 17 haskap berry trees, raspberries, strawberries, saskatoon berries, apple and hazelnut trees, rose bushes, and perennials. Ideal for relaxing or entertaining, this backyard oasis is serene and sustainable. Extras include ample RV parking and generous storage. Located in a quiet, established neighborhood close to parks, schools, and amenities—this one has it all!

Built in 1954

### Essential Information

MLS® #	E4432572
Price	\$469,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,156



Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13120 123 Avenue
Area	Edmonton
Subdivision	Sherbrooke
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2X7

### Amenities

Amenities	Deck, Fire Pit, R.V. Storage
Parking	Single Garage Detached

### Interior

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

### Exterior

Exterior	Concrete, Stucco, Wood
Exterior Features	Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Stucco, Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 24th, 2025
Days on Market	8

## Zoning

## Zone 04

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 5:47am MDT