

## \$450,000 - 11831 134 Street, Edmonton

MLS® #E4449717

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,136 sqft

Single Family on 0.00 Acres

Dovercourt, Edmonton, AB

LOVE DOVERCOURT ? This charming 1136 sq ft bungalow might be just what you are looking for! Situated on a sprawling 9,600 sq ft pie-shaped lot, this home faces a beautiful, park-like offering peace, privacy, and an unbeatable location. This 1955 classic home features a spacious main floor with 2 bedrooms, a 4-piece bath, a generous living room & a bright dining area with built-in cabinetry. The kitchen is filled with natural light opening through patio doors to a large deck, perfect for summer entertaining. The finished basement offers incredible space, including a massive family room, a large 3rd bedroom, a 3-piece bath & a laundry/mechanical room. You'll appreciate the convenience of the double attached rear garage with extra parking, as well as the beautifully landscaped yard complete with a unique brick rear fence—one of the standout features of this property. With timeless curb appeal, a brick front exterior & room to make it your own, this is a wonderful opportunity in a well-loved neighbourhood.

Built in 1955

### Essential Information

MLS® # E4449717

Price \$450,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,136                  |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 11831 134 Street |
| Area        | Edmonton         |
| Subdivision | Dovercourt       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 1T6          |

### **Amenities**

|                |                           |
|----------------|---------------------------|
| Amenities      | Deck, Insulation-Upgraded |
| Parking Spaces | 6                         |
| Parking        | Double Garage Attached    |

### **Interior**

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

### **Exterior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                               |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Brick, Vinyl                                                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 25th, 2025

Days on Market                11

Zoning                            Zone 04

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