

## \$469,000 - 11915 136 Street, Edmonton

MLS® #E4427048

**\$469,000**

4 Bedroom, 3.00 Bathroom, 1,496 sqft  
Single Family on 0.00 Acres

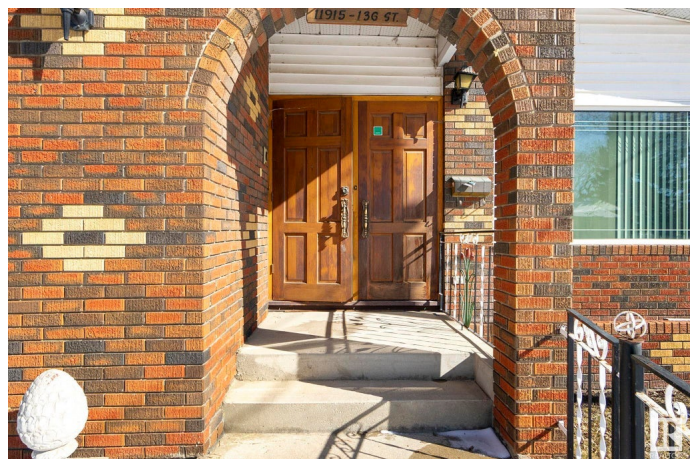
Dovercourt, Edmonton, AB

This 1496 sq ft Bungalow is situated on a massive 9,698 sq ft lot complete with a mechanics dream double attached and a double detached garage. This European inspired bungalow has many special features such as a custom made stone fireplace , maple hardwood flooring with walnut inlay, kitchen with granite counter tops and slate tile flooring . The dining room has built in cabinets with French doors leading to a raised concrete deck . The basement has a separate entrance with a 4th bedroom , 2nd kitchen , sunken living room with fireplace and bathroom. Features 2 furnaces with newer motors and never run out of hot water with hot water on demand. You will stay cool this summer with the roof top air conditioner. The home will need some updating but has great potential and is ideal for large families or infill. Great location close to schools , shopping and public transportation.

Built in 1976

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4427048  |
| Price      | \$469,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,496                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 11915 136 Street |
| Area        | Edmonton         |
| Subdivision | Dovercourt       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 1Z7          |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Hot Water Tankless, Workshop               |
| Parking   | Double Garage Attached, Double Garage Detached, Heated, Insulated |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Storage Shed, Washer, Window Coverings, See Remarks, Refrigerators-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed March 22nd, 2025

Days on Market 14

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 April 5th, 2025 at 8:02pm MDT