

\$444,900 - 13031 123a Avenue, Edmonton

MLS® #E4448064

\$444,900

4 Bedroom, 3.00 Bathroom, 1,331 sqft
Single Family on 0.00 Acres

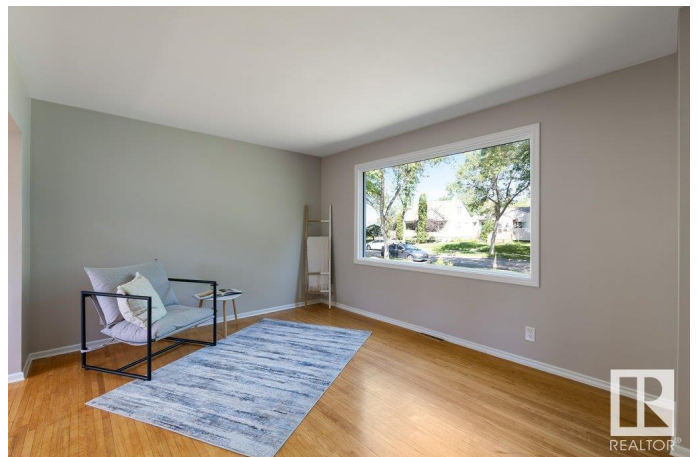
Sherbrooke, Edmonton, AB

Nestled on a beautiful tree-lined street in the charming community of Sherbrooke, this beautifully updated character home blends timeless style with modern upgrades. The main floor features a spacious living & dining area with original hardwood flooring, while new flooring throughout the rest of the home adds a fresh touch. The fully renovated kitchen offers sleek finishes, ample storage, & modern appliances. A bright main floor bedrm & 4 pc bath complete the main level. Upstairs, you'll find two cozy bedrms & a brand new 3 pc bath with skylight! The F/F basement includes a 4th bedrm, 3 pc bath, kitchenette/bar area & rec room offers great space for hanging out! Major updates include: new insulation, roof, furnace & newer windows for peace of mind. An oversized HEATED double detached garage provides plenty of parking & storage. Fully fenced & landscaped. Located close to schools, parks & downtown access, this gem offers both character & convenience in one of Edmonton's most established neighbourhoods!

Built in 1953

Essential Information

MLS® #	E4448064
Price	\$444,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,331
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	13031 123a Avenue
Area	Edmonton
Subdivision	Sherbrooke
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2Y8

Amenities

Amenities	Deck, Patio, Skylight, See Remarks
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed July 16th, 2025
Days on Market 4
Zoning Zone 04

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