

## \$355,000 - 13321 119 Street, Edmonton

MLS® #E4454115

**\$355,000**

4 Bedroom, 2.50 Bathroom, 1,052 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

Move-in ready and packed with updates! This 1,038 sq. ft. bi-level in Kensington shines with a separate side entrance to a fully finished basement complete with 2nd kitchen, living room, bedroom, bath & laundry—perfect for extended family or potential rental. Bright main floor features a spacious living room with stone-facing fireplace, dining area, and kitchen with plenty of storage. Enjoy brand new flooring upstairs & down, new tile in bathrooms & stairs, 2 new bathtubs, renovated bathrooms, newer furnace & HWT, fresh paint, updated plugs/switches, and new doors/trim on the main. The primary bedroom boasts a walk-through closet & ensuite, plus 2 more large bedrooms and full bath. Outside, relax in a landscaped, fenced yard with patio and oversized double garage. New shingles (2016). Fantastic location—walk to schools, shopping, parks, pool & transit. A perfect blend of comfort, upgrades & income potential!

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454115  |
| Price      | \$355,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,052         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13321 119 Street |
| Area        | Edmonton         |
| Subdivision | Kensington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5M6          |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                 |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                            |
| Appliances        | Dryer, Garage Control, Garage Opener, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                   |
| Stories           | 2                                                                           |
| Has Suite         | Yes                                                                         |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Finished                                                              |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                                                                                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                        |
| Construction      | Wood, Brick, Stucco, Vinyl                                                                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 21st, 2025

Days on Market                2

Zoning                            Zone 01

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Listing information last updated on August 23rd, 2025 at 6:17am MDT