

\$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 | 10 |

Zoning

Zone 04

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Listing information last updated on May 4th, 2025 at 1:02pm MDT