

Courtesy Of Jeffrey Keasey Of Century 21 Masters

## \$378,500 - 12268 131 Street, Edmonton

MLS® #E4458138

**\$378,500**

3 Bedroom, 1.00 Bathroom, 1,109 sqft  
Single Family on 0.00 Acres

Sherbrooke, Edmonton, AB

**ATTENTION FIRST TIME HOME BUYERS! MODERN 3-BEDROOM RENOVATED BUNGALOW!** Located in the family-friendly neighborhood of Sherbrooke, this home is just steps from schools, Westmount Mall, Groat Road with access to the Southside, Yellowhead Trail, and St. Albert Trail. Discover this renovated bungalow with its modern 3-bedroom layout on the main floor, updated 4-piece bathroom, main-floor laundry, upgraded lighting, and open-concept kitchen featuring a quartz island/breakfast nook. There is plenty of storage space with newer sleek white cabinets and stainless steel appliances. The basement is ready for your finishing touches. Bonus upgrades include newer double-pane windows, roof, 120-amp electrical panel, blinds, and garage opener. Entertain in the large fenced backyard and park your vehicle in the single garage. This is the perfect home for someone looking for a modern feel in a mature neighborhood.

Built in 1953

### Essential Information

MLS® #	E4458138
Price	\$378,500
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,109
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12268 131 Street
Area	Edmonton
Subdivision	Sherbrooke
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1M9

### **Amenities**

Amenities	Detectors Smoke, Parking-Visitor
Parking	Single Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Lot Description	50 X 130 Sq.Ft
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed September 17th, 2025

Days on Market 25

Zoning Zone 04

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Listing information last updated on October 12th, 2025 at 3:47am MDT