

Courtesy Of Keith B Madsen Of MaxWell Progressive

## **\$568,500 - 11739 130 Street, Edmonton**

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MLS® #E4423101

### **\$568,500**

4 Bedroom, 3.50 Bathroom, 1,781 sqft  
Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

4 BED 3.5 BATH 2 STOREY IN INGLEWOOD W/ LEGAL SUITE!!! This modern home is the perfect opportunity for a first time home buyer, investor or professional! The home itself features over 1780 sqft of space on the upper 2 levels with 3 Bedrooms and 2.5 bathrooms. Notable upgrades including luxury vinyl plank, black framed exterior windows, chef's style kitchen with 36" cook top, chimney style hood fan, built-in oven, bar fridge, quartz counter tops, massive main floor pantry, 9ft ceilings, HUGE Primary Bedroom featuring 5pc ensuite w/ custom glass shower, soaker tub, upstairs laundry, AC and much more! The 1 Bed 1 Bath LEGAL BASEMENT SUITE features a separate entrance, in-suite laundry, sound proofing, modern finishes, and kitchen island! Outside boasts the 12' x 12' deck, fully fenced yard and 24' x 19' DOUBLE DETACHED GARAGE long enough to fit a truck! Perfect location under 10 min to Downtown, Nait, UofA or Grant Mac! Listed over 50K below city assessed value! Don't miss out on this great property!



Built in 2020

### **Essential Information**

MLS® #	E4423101
Price	\$568,500

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,781
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11739 130 Street
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 1A9

### **Amenities**

Amenities	Ceiling 9 ft., Deck, No Smoking Home, Storage-In-Suite, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Microwave Hood Fan, Oven-Microwave, Stove-Countertop Electric, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	15
Zoning	Zone 07

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Listing information last updated on March 14th, 2025 at 5:17pm MDT