

## \$545,000 - 11735 130 Street, Edmonton

MLS® #E4431309

**\$545,000**

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 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! Don't miss out on this great property!

Built in 2018

### Essential Information

MLS® #	E4431309
Price	\$545,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,781
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11735 130 Street
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 1A9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Storage-In-Suite, Infill Property, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Microwave Hood Fan, Oven-Microwave, Stove-Countertop Electric, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Baseboard, Forced Air-1, Electric, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stone, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 17th, 2025

Days on Market                3

Zoning                            Zone 07

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