

## \$485,000 - 12815 119 Avenue, Edmonton

MLS® #E4448630

**\$485,000**

6 Bedroom, 2.00 Bathroom, 1,441 sqft

Single Family on 0.00 Acres

Sherbrooke, Edmonton, AB

Fully Renovated property in crescent location in the Sherbrooke! Brand new siding, parging on the house and garage, gutters, downspouts, fence, landscaping, all basement windows, plumbing, electrical, doors, insulated attic, Furnace, HWT. new concrete landing at the front and railing. This property is one of a kind with 2 bedrooms on the main floor, 4PC Bath, kitchen, dining room and cozy living room with electrical fireplace. Combo steam washer and dryer for your convenience. 2 bedrooms and a reading nook upstairs with gorgeous railing. Large windows fill the home with natural light. Separate Entrance! The basement is fully finished with 2 good size bedrooms, large office, living room, full kitchen, 3PC bathroom and full laundry. Low maintenance backyard with a double garage and new fence. Close to shopping, public transportation.

Built in 1953

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448630  |
| Price          | \$485,000 |
| Bedrooms       | 6         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,441     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1953                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12815 119 Avenue |
| Area        | Edmonton         |
| Subdivision | Sherbrooke       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 2N1          |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat |
| Parking   | Double Garage Detached                                            |

### Interior

|              |                                                                                                                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stove-Countertop Electric, Stove-Electric, Washer, See Remarks, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                           |
| Fireplace    | Yes                                                                                                                                                                                                 |
| Fireplaces   | Tile Surround                                                                                                                                                                                       |
| Stories      | 3                                                                                                                                                                                                   |
| Has Basement | Yes                                                                                                                                                                                                 |
| Basement     | Full, Finished                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Vinyl                                                                                           |
| Foundation        | Concrete Perimeter                                                                                    |

**Additional Information**

Date Listed                July 18th, 2025  
Days on Market        80  
Zoning                    Zone 04

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