

## \$459,000 - 840 113a Street, Edmonton

MLS® #E4435422

### \$459,000

3 Bedroom, 2.00 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Twin Brooks, Edmonton, AB

Well-maintained 1,200 sq ft bungalow with 3 bedrooms, including a primary with ensuite. Features a cozy brick fireplace, oak kitchen with nook, and large deck. Bright, clean, and ideal for first-time buyers or retirees. Huge undeveloped basement offers potential.

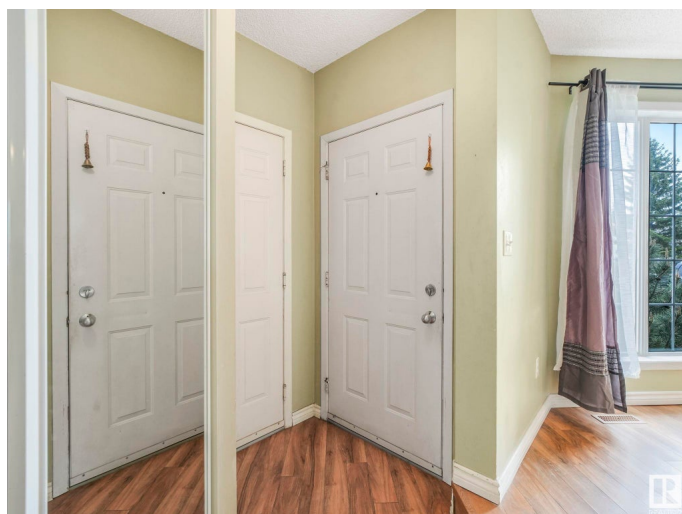
Upgrades include shingles (2010), (hot water tank and furnace) in 2020. Walk to parks and George Nicholson School; close to YMCA, South Edmonton Common, and Anthony Henday.

Built in 1993

### Essential Information

MLS® #	E4435422
Price	\$459,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,227
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	840 113a Street
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6W4

### Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer, Stove-Induction
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 9th, 2025
Days on Market	4
Zoning	Zone 16

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Listing information last updated on May 13th, 2025 at 1:18pm MDT