

## \$419,900 - 12449 134 Street, Edmonton

MLS® #E4430063

**\$419,900**

3 Bedroom, 2.00 Bathroom, 1,001 sqft

Single Family on 0.00 Acres

Dovercourt, Edmonton, AB

**LEGAL SUITE!** Welcome to this beautiful bungalow located in the heart of Dovercourt! With a **NEW FURNACE**, **NEW CARPETS**, **NEW PAINT** and huge backyard, you'll fall in love right away. Coming into the home you'll be welcomed by a bright living space with tons of natural light! Just inside the front door you are greeted with a small foyer, leading you into the cozy living room, with lots of space to entertain family and friends! In the kitchen there is a stainless steel stove and refrigerator, with dark chestnut cupboards! Down the hall is your primary bedroom in addition to a second bedroom, and 3 piece bathroom! The best part, to any homeowner wanting extra income, this home has a fully built legal basement suite with a **HUGE** bedroom and full bathroom! Perfect home for first time buyers or investors!

Built in 1956

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430063  |
| Price          | \$419,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,001     |
| Acres          | 0.00      |
| Year Built     | 1956      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12449 134 Street |
| Area        | Edmonton         |
| Subdivision | Dovercourt       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 1V3          |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Detectors Smoke, Gazebo |
| Parking   | Single Garage Detached                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 04          |

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Listing information last updated on April 20th, 2025 at 1:47pm MDT