

## \$459,000 - 11602 130 Street, Edmonton

MLS® #E4446063

**\$459,000**

3 Bedroom, 1.50 Bathroom, 844 sqft

Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Beautifully maintained raised bungalow on a spacious corner lot (approx. 50' x 131') overlooking Winnifred Park. The main floor features 844 sq. ft. with 2 bedrooms, 1 bath, with oversized tub, and a bright living room that opens to a raised patio—perfect for enjoying the outdoors. The fully developed basement offers 686 sq. ft. of additional living space, including a large, sunlit recreation room. Additional bedroom & 2 piece bath in basement. Numerous upgrades throughout, including updated windows, showcase pride of ownership. New furnace 2019, HWT 2020. The oversized detached garage recently upgraded to an insulated door. Garage contains designated electrical panel, and a natural gas line—ideal for workshop or hobby use. This unique property offers excellent indoor-outdoor flow, a functional layout, and a fantastic location. The fully fenced yard offers room to play & entertain, Move-in ready and full of potential!

Built in 1950

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446063  |
| Price     | \$459,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 844                    |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11602 130 Street     |
| Area        | Edmonton             |
| Subdivision | Inglewood (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 1A6              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Front Porch      |
| Parking   | Double Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Metal                      |
| Exterior Features | Corner Lot, Fenced, Park/Reserve |
| Lot Description   | Estimate from GeoJet             |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Metal                      |
| Foundation        | Concrete Perimeter               |

### Additional Information

Date Listed July 4th, 2025

Days on Market 13

Zoning Zone 07

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 17th, 2025 at 11:03am MDT