

Courtesy Of Keith B Madsen Of MaxWell Progressive

## \$549,888 - 11735 130 Street, Edmonton

MLS® #E4428725

**\$549,888**

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® #    | E4428725  |
| Price     | \$549,888 |
| 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 3rd, 2025

Days on Market      8

Zoning                 Zone 07

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Listing information last updated on April 11th, 2025 at 3:47pm MDT