

## \$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

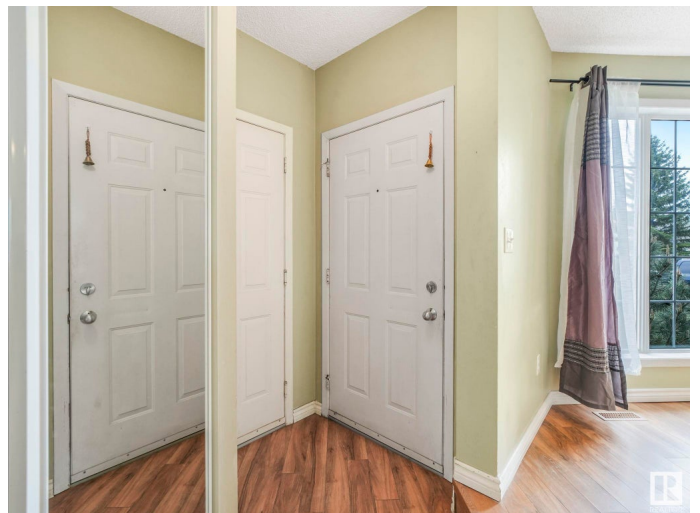
Well-maintained 1,200 sq ft bungalow with 3 bedrooms, including a primary with ensuite. Features a cozy brick fireplace, oak kitchen with nook, and large deck. Bright, clean, and ideal for first-time buyers or retirees. Huge undeveloped basement offers potential. Upgrades include shingles (2010), (hot 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 | 5             |
| Zoning         | Zone 16       |

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Listing information last updated on May 14th, 2025 at 6:17pm MDT