

Courtesy Of Patrick D Fields and Lori A Cowie Of Real Broker

\$349,900 - 13043 Sherbrooke Avenue, Edmonton

MLS® #E4425425

\$349,900

4 Bedroom, 1.50 Bathroom, 1,060 sqft
Single Family on 0.00 Acres

Sherbrooke, Edmonton, AB

Step into the future with this modernized bungalow—an ideal starter home or investment opportunity! Spanning 1,060 sq ft, this stylish space features 4 bedrooms (3+1) and an open-concept living area, seamlessly connected to a redesigned kitchen with maple cabinetry. This home boasts energy-efficient windows (2016), central A/C, six high-performance appliances, and a striking bay window that floods the kitchen with natural light. Original hardwood floors in the living area add timeless character, while the partly finished basement offers expansion potential, with an additional bedroom, half bath, laundry and lots of storage space. Outside, the sun-drenched south-facing backyard is a blank canvas for your futuristic oasis—whether a garden, outdoor lounge, or entertainment space. A double garage provides ample room for storage and vehicles. Located on a tree-lined street in the sought-after Sherbrooke neighborhood, this home is steps from schools, parks, and playgrounds.

Built in 1953

Essential Information

| | |
|----------|-----------|
| MLS® # | E4425425 |
| Price | \$349,900 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,060 |
| Acres | 0.00 |
| Year Built | 1953 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 13043 Sherbrooke Avenue |
| Area | Edmonton |
| Subdivision | Sherbrooke |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5L 4E6 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Air Conditioner |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 13th, 2025
Days on Market 25
Zoning Zone 04

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Listing information last updated on April 7th, 2025 at 3:47pm MDT