

# \$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	6
Zoning	Zone 04

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 April 16th, 2025 at 3:47am MDT