



**Edmonton**      **01 Kensington**      **LP:** \$349,900  
 13548 117 ST NW      **SP:** M

**ACTIVE**

<b>Type:</b>	Detached Single Family	<b>Listing ID#:</b>	E4161158
<b>Style:</b>	Bungalow	<b>Bdrms Above:</b>	3
<b>Year Built:</b>	1962	<b>Bdrms Total:</b>	5
<b>Full Baths:</b>	2	<b>Basement:</b>	Full
<b>Half Baths:</b>	0	<b>Bsmnt Dev:</b>	Fully Finished
<b>Tot A.G. SqFt:</b>	1,147.55	<b>Tot A.G. SqM:</b>	106.61

Here's the gem you've been waiting for! This 1147 sq ft bungalow has been lovingly maintained by the same family since it was built in 1962 & is now ready to be passed on to a new family. Sitting on a quiet street in Kensington with only local traffic, it's a perfect home to raise a family. Upon entry you'll be impressed by the brick wood-burning fireplace that was added years ago & creates a lovely ambience for the LR. Maple hardwood runs in the formal DR & kitchen. DR also has garden doors leading to a large deck which overlooks a beautifully landscaped west-facing yard full of perennials & shrubs. Kitchen was updated a few years back with stainless steel backsplash, new door fronts, countertops & additional cabinetry. Newer laminate plank flooring in all 3 BDs upstairs & 2 BDs downstairs. Other upgrades include a new 3-piece bath in the basement, HE furnace, H2O tank (2016), & 30-year fibreglass shingles installed about 12 years ago. Walking distance to Kensington School, shopping & transit.

**Directions:**

**Virtual Tour:**

**Brochure:** <http://www.13548-117st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	1	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	2						<b>AbGd:</b>	106.61	1,147.55
<b>Fireplace Y/N:</b>	Y		<b>Fireplace Type:</b> Brick Facing, Masonry			<b>Fireplace Fuel:</b> Wood	<b>Lowr:</b>		
<b>Parking:</b>	Over Sized, Single Garage Detached						<b>BIGd:</b>		
<b>Garage Dim:</b>				<b>Prk Encl/Ttl:</b> /			<b>Total A.G.:</b>	106.61	1,147.55

<b>Living Room:</b>	4.87x3.96	M	<b>Master Bedroom:</b>	3.94x3.10	M	<b>Storage Room</b>	B
<b>Dining Room:</b>	3.70x2.62	M	<b>Bedroom 2:</b>	3.57x2.52	M		
<b>Kitchen:</b>	3.55x2.75	M	<b>Bedroom 3:</b>	3.07x2.66	M		
<b>Family Room:</b>	7.70x2.40	B	<b>Bedroom 4:</b>	4.33x3.30	B		
<b>Den:</b>			<b>Bedroom</b>	3.86x3.08	B		
<b>Bonus Room:</b>							

<b>Flooring:</b>	Carpet, Hardwood, Laminate Flooring	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Wood Frame	<b>Heating Type:</b>	Forced Air-1
<b>Roof:</b>	Asphalt Shingles	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Stucco	<b>Features:</b>	Laundry-In-Suite, No Animal Home, No Smoking Home
<b>Site Influences:</b>	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Schools, Shopping Nearby		

**Goods Included:** Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks      **Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:**      **Jr. High School:**      **Sr High School:**

<b>Condo Name:</b>		<b>Condo Fee Incld:</b>	
<b>Condo Fee:</b>		<b>HOA Fee:</b>	
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace</b>		<b>Unit Exposure:</b>	
		<b>HOA Fee Incl:</b>	

<b>Total Lot M2:</b>	686.40	<b>Lot Shape:</b>	Rectangular	<b>Lot Dimen:</b>	
<b>Frontage:</b>		<b>Depth:</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Conform Yr:</b>		<b>Front Expos:</b>	East
<b>Taxes:</b>	\$2,697.28 2018	<b>Local Improve:</b>			