

\$425,000 - 12236 136 Avenue, Edmonton

MLS® #E4461893

\$425,000

4 Bedroom, 1.00 Bathroom, 1,015 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

RARE MASSIVE LOT! Welcome to Kensington, a family-friendly community in north Edmonton. This charming bungalow sits on a huge pie-shaped lot (over 1,040 m²), a rare find in the city! The home offers four bedrooms (3 above grade), one full bath, and a finished basement with a large recreation room and additional bedroom. The bright main floor features a welcoming living room and functional kitchen overlooking the expansive backyard. Outdoors is a treat for any gardener, featuring a large, beautiful garden, fruit trees, and a double detached garage with ample space for vehicles, tools, or hobbies. Located just a short walk from Kensington School, close to shopping, parks, and public transit, this home is perfect for first-time buyers, investors, or anyone looking for a home with room to grow and a large back yard. Solid, well-maintained, and full of potential. This property is a must-see!

Built in 1958

Essential Information

MLS® #	E4461893
Price	\$425,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1



Square Footage	1,015
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12236 136 Avenue
Area	Edmonton
Subdivision	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 4A6

Amenities

Amenities	On Street Parking, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	KENSINGTON SCHOOL
Middle	ROSSLYN SCHOOL
High	ROSS SHEPPARD SCHOOL

Additional Information

Date Listed	October 12th, 2025
Days on Market	7
Zoning	Zone 01

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