

## \$450,000 - 11831 134 Street, Edmonton

MLS® #E4449717

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,136 sqft

Single Family on 0.00 Acres

Dovercourt, Edmonton, AB

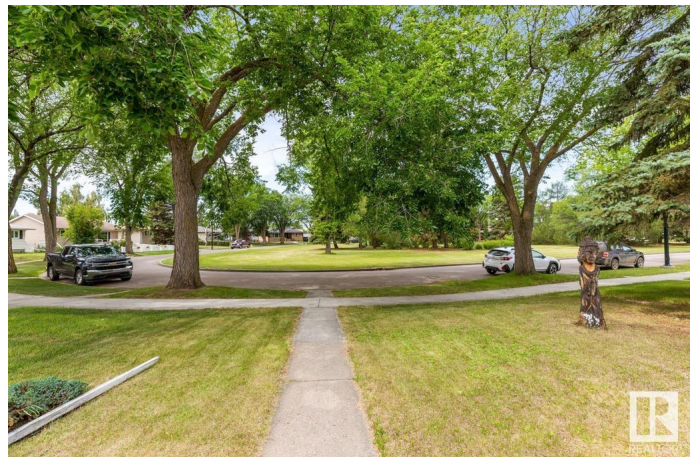
LOVE DOVERCOURT ? This charming 1136 sq ft bungalow might be just what you are looking for! Situated on a sprawling 9,600 sq ft pie-shaped lot, this home faces a beautiful, parkâ€”offering peace, privacy, and an unbeatable location. This 1955 classic home features a spacious main floor with 2 bedrooms, a 4-piece bath, a generous living room & a bright dining area with built-in cabinetry. The kitchen is filled with natural light opening through patio doors to a large deck, perfect for summer entertaining. The finished basement offers incredible space, including a massive family room, a large 3rd bedroom, a 3-piece bath & a laundry/mechanical room. You' will appreciate the convenience of the double attached rear garage with extra parking, as well as the beautifully landscaped yard complete with a unique brick rear fenceâ€”one of the standout features of this property. With timeless curb appeal, a brick front exterior & room to make it your own, this is a wonderful opportunity in a well-loved neighbourhood.

Built in 1955

### Essential Information

MLS® # E4449717

Price \$450,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,136
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11831 134 Street
Area	Edmonton
Subdivision	Dovercourt
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1T6

### **Amenities**

Amenities	Deck, Insulation-Upgraded
Parking Spaces	6
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 25th, 2025

Days on Market                3

Zoning                            Zone 04

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Listing information last updated on July 28th, 2025 at 8:17pm MDT