

## **\$449,000 - 12433 134 Street, Edmonton**

MLS® #E4453486

**\$449,000**

4 Bedroom, 2.00 Bathroom, 1,005 sqft

Single Family on 0.00 Acres

Dovercourt, Edmonton, AB

This is the new home for you if you want a beautiful, well-maintained and worry-free home in a charming family neighborhood with a HUGE yard including a ready to plant garden plot and raised garden beds, raspberries, lilacs, rhubarb and a Cross bred apple tree! Huge deck and new firepit area. 3 + 1 bedrooms and 2 full bathrooms. Fully finished on both levels this home is bright and cheerful.

Well appointed kitchen with stainless appliances incl. a Bosch Dishwasher and looks out over the back yard. Super family room has electric fireplace and room for the kids to play! High Efficiency furnace 2020 and HVAC system, roof 2019 has leaf troughs and leaf grates. Hot water 2019 and central Air Conditioning. Sunny living room looks out to a tree lined street and has a gas fireplace. 3 bedrooms up are cozy and bright. Lower level has a 3 piece bath and good sized bedroom. Oversize double detached garage. This really is a great home to raise your family and enjoy the outdoors!

Built in 1954

### **Essential Information**

MLS® # E4453486

Price \$449,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,005                  |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12433 134 Street |
| Area        | Edmonton         |
| Subdivision | Dovercourt       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 1V3          |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Hot Water Natural Gas, HRV System |
| Parking Spaces | 4                                                        |
| Parking        | Double Garage Detached, Over Sized                       |

### Interior

|              |                                                                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                |
| Stories      | 2                                                                                                                                                        |
| Has Basement | Yes                                                                                                                                                      |
| Basement     | Full, Finished                                                                                                                                           |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                       |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 04           |

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Listing information last updated on August 19th, 2025 at 4:02pm MDT