

## \$325,000 - 11133 130 Street, Edmonton

MLS® #E4425365

**\$325,000**

3 Bedroom, 2.00 Bathroom, 983 sqft

Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Well-maintained 4-level split half duplex located directly across from Westmount Public School. Each side has its own title, allowing for separate purchases or a side-by-side duplex acquisition. With over 1,700 sq. ft. of developed living space, this property is an excellent investment or ideal for a multi-generational family. Both sides feature new shingles and separate entrances to the lower levels. The main floor offers a spacious living room with hardwood flooring, a fieldstone wood-burning fireplace, and an open floor plan connecting to the dining area and kitchen, which boasts ample cabinetry and counter space. Upstairs, you'll find a large primary bedroom with a walk-in closet and a 4-piece bathroom. The third level includes two good-sized bedrooms and a 3-piece bath, while the lower level features a generous family room, laundry, and storage. The west-facing backyard is fenced and landscaped, with a deck and double detached garage. Close to schools, shopping, transit, Grant MacEwan, NAIT.

Built in 1976

### Essential Information

MLS® # E4425365

Price \$325,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 983           |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11133 130 Street     |
| Area        | Edmonton             |
| Subdivision | Inglewood (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 0Z9              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick        |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed March 12th, 2025

Days on Market 47

Zoning Zone 07

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