

## \$499,000 - 13043 Sherbrooke Avenue, Edmonton

MLS® #E4450862

**\$499,000**

5 Bedroom, 2.00 Bathroom, 1,066 sqft

Single Family on 0.00 Acres

Sherbrooke, Edmonton, AB

Welcome to this beautifully renovated single-family bungalow, move-in ready with thoughtful upgrades throughout. The main floor features brand-new flooring, fresh paint, stylish light fixtures, and a bright, cozy living area. The stunning updated kitchen includes quartz countertops and all-new stainless steel appliances. You'll also find three spacious bedrooms, a renovated 4-piece bathroom, and the convenience of a private laundry area on the main floor. Downstairs, the fully finished in-law suite offers a brand-new kitchen, two comfortable bedrooms, its own laundry, and a separate entrance—ideal for extended family or rental income. Additional features include: Double detached garage, Central air conditioning for year-round comfort, Fully fenced and landscaped yard perfect for outdoor living. This is a fantastic opportunity to own a completely updated home in a family-friendly community

Built in 1953

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450862  |
| Price      | \$499,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,066                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 13043 Sherbrooke Avenue |
| Area        | Edmonton                |
| Subdivision | Sherbrooke              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5L 4E6                 |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Air Conditioner, See Remarks             |
| Parking   | 2 Outdoor Stalls, Double Garage Detached |

### Interior

|              |                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                               |
| Stories      | 2                                                                                                                       |
| Has Basement | Yes                                                                                                                     |
| Basement     | Full, Finished                                                                                                          |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 17               |

Zoning

Zone 04

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