

## \$559,900 - 12410 134 Avenue, Edmonton

MLS® #E4462588

**\$559,900**

6 Bedroom, 2.00 Bathroom, 1,298 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

Legal & Exceptional UP/DOWN DUPLEX with SIX BEDROOMS located on a quiet street in the sought-after neighbourhood of Kensington. The Basement is a fully independant 3 bedroom suite with its own address! This home has many upgrades including metal roof with lifetime warranty, main floor with all new appliances, paint, sinks, faucets, floors, new garage heater and so much more! Lower Level consists of 3 additional bedrooms, kitchen, living room, storage and laundry facility. Separate entrance to the basement for convenience and a boiler to efficiently heat the entire home! This duplex is situated on a generous corner lot, making it an attractive investment opportunity or holding property for future development. Close to shopping, bus routes and schools, donâ€™t miss your chance to own this remarkable investment property or multigenerational family home!

Built in 1962

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462588  |
| Price          | \$559,900 |
| Bedrooms       | 6         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,298     |



|            |                    |
|------------|--------------------|
| Acres      | 0.00               |
| Year Built | 1962               |
| Type       | Single Family      |
| Sub-Type   | Duplex Up And Down |
| Style      | Bungalow           |
| Status     | Active             |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12410 134 Avenue |
| Area        | Edmonton         |
| Subdivision | Kensington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5J 3Y4          |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Detectors Smoke, Front Porch, See Remarks |
| Parking Spaces | 2                                         |
| Parking        | Double Garage Detached                    |

### Interior

|              |                                                                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Washer, Window Coverings, See Remarks, Refrigerators-Two, Stoves-Two, Garage Heater |
| Heating      | Hot Water, Natural Gas                                                                                                                                                           |
| Stories      | 2                                                                                                                                                                                |
| Has Basement | Yes                                                                                                                                                                              |
| Basement     | Full, Finished                                                                                                                                                                   |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                              |
| Exterior Features | Corner Lot, Fruit Trees/Shrubs, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Metal                                                                                                                            |
| Construction      | Wood, Brick, Stucco                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                               |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 17th, 2025 |
|-------------|--------------------|

Days on Market 5

Zoning Zone 01

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Listing information last updated on October 22nd, 2025 at 12:02pm MDT