

Courtesy Of Byron J Marlin Of MORE Real Estate

## \$429,900 - 12807 121 Avenue, Edmonton

MLS® #E4464427

**\$429,900**

4 Bedroom, 2.00 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Sherbrooke, Edmonton, AB

Welcome to this charming raised bungalow located in the heart of the desirable Sherbrooke neighborhood. This home offers a perfect blend of character, space, and versatility—ideal for families, investors, or multi-generational living. The main floor features three spacious bedrooms a renovated 4pc bathroom, a bright and welcoming living room, a functional kitchen, and a separate dining area—perfect for family gatherings and entertaining. Downstairs, the fully finished basement is ideal for in-law accommodation or potential suite development. It includes a second kitchen, cozy living room area, large bedroom, 3-piece bathroom, and oversized windows that flood the space with natural light. Step outside to enjoy the massive (over 10,000 sq ft) fully fenced yard, surrounded by mature trees offering both privacy and tranquility. The property also includes an oversized detached garage with ample space for parking, storage, or a workshop. Don't miss out on this rare opportunity!!

Built in 1953

### Essential Information

MLS® # E4464427

Price \$429,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12807 121 Avenue |
| Area        | Edmonton         |
| Subdivision | Sherbrooke       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 2L6          |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Detectors Smoke                                       |
| Parking   | Double Garage Detached, Over Sized, Rear Drive Access |

### Interior

|              |                                                                                                                                           |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                 |
| Stories      | 2                                                                                                                                         |
| Has Basement | Yes                                                                                                                                       |
| Basement     | Full, Finished                                                                                                                            |

### Exterior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                    |
| Construction      | Wood, Stucco                                                                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 1st, 2025

Days on Market                4

Zoning                              Zone 04

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Listing information last updated on November 5th, 2025 at 9:17am MST