



## 12260 131 Street Edmonton AB

\$299,900

This 4 bed, 2 bath, 1,002 Sq Ft Bungalow is situated within the cozy community of Sherbrooke. Spacious and inviting, featuring large windows that bring in natural light and showcase the beautiful hardwood flooring. This home also features a hot water on demand system. The generous fully fenced in, south-west facing backyard features a sunroom off the back of the home perfect for socializing or summer nights. The yard offers privacy, an area for outdoor dining, ideal for children and pets. Also included is a double garage with access to a paved back lane. Prime location close to many schools, elementary thru to High School, parks, and shopping centers. Easy access to public transit and major roadways such as St. Albert Trail and the Yellowhead. This property is ideal for families or as a great investment opportunity. Move in ready while also leaving some room to make it your own. Most recent upgrades include central air conditioning, new baseboards, paint on main floor and concrete pad in backyard.

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

[jacob.johnson@remax.net](mailto:jacob.johnson@remax.net)



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)