

## \$339,900 - 12302 127 Street, Edmonton

MLS® #E4440280

**\$339,900**

4 Bedroom, 2.00 Bathroom, 928 sqft

Single Family on 0.00 Acres

Sherbrooke, Edmonton, AB

Discover comfort and convenience in this beautifully maintained Sherbrooke bungalow offering 1,733 sq ft of total living space. With 3+1 bedrooms and 2 full bathrooms, this home features gleaming hardwood floors, a bright living room, and a spacious oak kitchen perfect for family meals. The main level hosts an updated 4-piece bath and three well-sized bedrooms, while the fully finished basement boasts a large rec room with dry bar, fourth bedroom, modern 3-piece bath, and a laundry area with built-in cabinets. Enjoy summer evenings in the expansive west-facing backyard complete with two covered seating areas and a single detached garage. Major upgrades include a new roof (2025), PVC windows, electrical, exterior concrete, and a high-efficiency furnace with newer hot water tank. Ideally located across from Prince Charles School and within walking distance of Aurora Academic Charter and St. Pius X Elementary, this is the perfect home for growing families seeking value and location.

Built in 1953

### Essential Information

MLS® # E4440280

Price \$339,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	928
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12302 127 Street
Area	Edmonton
Subdivision	Sherbrooke
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 0Z8

### Amenities

Amenities	Bar, Gazebo, Patio
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 4th, 2025

Days on Market 3

Zoning Zone 04

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