



Edmonton

12380 132 ST NW

Sherbrooke

T5L 1P8

LP:

SP:

\$449,900

M

Listing ID #	E4506857	ACTIVE	
Building Type	Detached Single Family		
Style	Bungalow		
Year Built	1955	Sold Date	
Full Baths	2	Bedrooms Above	3
Half Baths	0	Bedrooms Total	5
Total Baths	2.0	Basement	Full
Tot Flr AG SqFt	1,033.67	Basement Dev	Fully Finished
		Tot Flr AG SqM	96.03

URL-Virtual Tour

Welcome to this move-in-ready 1,034 sqft bungalow in Sherbrooke! Nestled on a quiet, fully treed street, this well-maintained home offers 5 bedrooms, 2 bathrooms, and plenty of functional living space. The main floor features 3 bedrooms, a 5-piece bathroom, vinyl plank flooring throughout, and a beautifully renovated kitchen complete with stainless steel appliances. The fully developed lower level includes a second kitchen, 2 bedrooms, a 3-piece bathroom with a tiled walk-in shower, and separate entrance - ideal for extended family or added flexibility. Major upgrades provide peace of mind, including a high-efficiency furnace, hot water tank, windows, roof, deck, new pex plumbing, blown in insulation in the attic and fresh interior and exterior paint. Outside, enjoy the spacious yard, larger storage shed, and double detached garage. Conveniently located with easy access to public transportation, major amenities, schools, shopping, and more. A fantastic opportunity in a great location - move in and enjoy.

Directions

Living Room	4.45x4.63	M	Bedroom 3	2.63x2.87	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.52x2.55	M	Bedroom 4	2.49x3.86	B	1	3	B	No	Main		
Kitchen	3.40x2.86	M	Bedroom	3.04x2.85	B	2	5	M	No	Upper		
Family Room			Second Living	3.87x4.00	B	3				Above Grd		
Den			Second Kitchen	4.06x2.85	B	4				Lower		
Bonus Room			Laundry Room	5.02x2.78	B	5				Below Grd		
Primary Bedrm	3.57x3.42	M				6				Tot Flr AG	96.03	1,033.67
Bedroom 2	2.48x2.54	M				7				# Finished	2	

Heat Source	Natural Gas	Construction	Wood Frame
Heat Type	Forced Air-1	Basement	Full / Fully Finished
Foundation	Concrete	Separate Ent	
Roof Type	Asphalt Shingles	2nd Suite	No
Exterior	Concrete	Garage Suite	
Flooring	Carpet, Laminate Flooring, Vinyl Plank	Garden Suite	
Features	Deck, Fire Pit	Lot Shape	Rectangular
		Lot Size SqM	621.02
		Zoning	
		Tax Amount	\$3,457.43 / 2025
		Conform Type	
		Conform Year	
Goods Incl	Dryer, Garage Control, Garage Opener, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two	Goods Excl	
		Warranty	
		Fireplace	
		FP Fuel	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
		HOA Fee Incls	
Site Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby		
Parking	Double Garage Detached		

Road Access	Paved Driveway to House	Park Encl/Tot	/	Garage Dim	
Condo Name		Floor Location		Floor#	
Condo Fee	Fee Schedule	#Floors in Build		Elevator	
Fee Includes		Balcony/Terrace		Min Age	
		Titled Storage			
		Parking Type			
		Unit Exposure			