

## \$325,000 - 11131 130 Street, Edmonton

MLS® #E4425305

**\$325,000**

3 Bedroom, 2.00 Bathroom, 983 sqft  
Single Family on 0.00 Acres

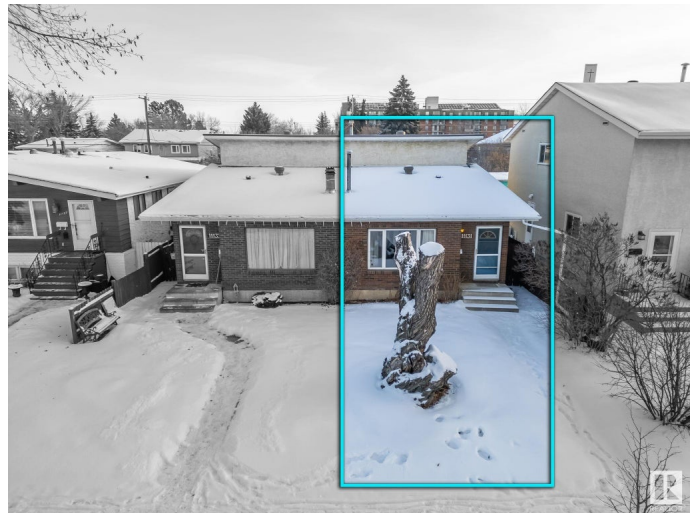
Inglewood (Edmonton), Edmonton, AB

Well-maintained 4-level split half duplex located directly across from Westmount Public School. Each side has its own title, allowing for separate purchases or a side-by-side duplex acquisition. With over 1,700 sq. ft. of developed living space, this property is an excellent investment or ideal for a multi-generational family. Both sides feature new shingles and separate entrances to the lower levels. The main floor offers a spacious living room with hardwood flooring, a fieldstone wood-burning fireplace, and an open floor plan connecting to the dining area and kitchen, which boasts ample cabinetry and counter space. Upstairs, you'll find a large primary bedroom with a walk-in closet and a 4-piece bathroom. The third level includes two good-sized bedrooms and a 3-piece bath, while the lower level features a generous family room, laundry, and storage. The west-facing backyard is fenced and landscaped, with a deck and double detached garage. Close to schools, shopping, transit, Grant MacEwan, NAIT.

Built in 1976

### Essential Information

MLS® #	E4425305
Price	\$325,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	983
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Half Duplex
Style	4 Level Split
Status	Active

### **Community Information**

Address	11131 130 Street
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 0Z9

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 12th, 2025

Days on Market 24

Zoning Zone 07

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 12:02pm MDT