

\$400,000 - 13208 Sherbrooke Avenue, Edmonton

MLS® #E4455516

\$400,000

4 Bedroom, 2.00 Bathroom, 1,004 sqft

Single Family on 0.00 Acres

Sherbrooke, Edmonton, AB

Located on a large lot in the mature neighbourhood of Sherbrooke with easy access to Yellowhead Trail, downtown and the river valley. The main floor is home to a spacious living room with lots of natural light and a pass through to the kitchen. The kitchen and dining area has plenty of storage as well as cupboard and counter space - the upstairs laundry is also in this area. Down the hall are two bedrooms and a full bathroom. The lower level is home to an "in law suite" complete with 2 bedrooms, a full bathroom, a second kitchen and living room and separate laundry. The fully fenced backyard has a ton of space, a large deck and access to the garage. This home is a MUST SEE!

Built in 1954

Essential Information

MLS® #	E4455516
Price	\$400,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,004
Acres	0.00
Year Built	1954
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13208 Sherbrooke Avenue
Area	Edmonton
Subdivision	Sherbrooke
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 4G3

Amenities

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

Interior

Appliances	Air Conditioner-Window, Dryer, Euro Washer/Dryer Combo, Hood Fan, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 30th, 2025
Days on Market	12
Zoning	Zone 04

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 September 11th, 2025 at 4:47am MDT