

\$469,900 - 13640 135 Avenue, Edmonton

MLS® #E4441084

\$469,900

6 Bedroom, 2.00 Bathroom, 1,054 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome to this fully renovated property with legal suite. Perfectly situated directly across from a wide-open green space; ideal for morning walks, family playtime, or simply enjoying the view. With a school, spray park, and out-of-school care just minutes away, this location is a dream for families and investors alike. The main floor offers 3 spacious bedrooms, a full bathroom, and an updated kitchen featuring granite countertops, modern finishes, and ample storage. The bright and airy living room is filled with natural light, creating a warm and welcoming space. Detached garage out back for added convenience with back-alley access. Downstairs, a fully legal basement suite provides 3 additional bedrooms, a full bathroom, a cozy living room, and its own updated kitchen with granite countertops—ideal for rental income, extended family, or multi-generational living. This is a fantastic opportunity to own a versatile home in a family-friendly neighbourhood.

Built in 1958

Essential Information

MLS® # E4441084

Price \$469,900



| | |
|----------------|------------------------|
| Bedrooms | 6 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,054 |
| Acres | 0.00 |
| Year Built | 1958 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 13640 135 Avenue |
| Area | Edmonton |
| Subdivision | Wellington |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5L 3Y6 |

Amenities

| | |
|-----------|------------------------------|
| Amenities | Parking-Extra, Vinyl Windows |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Paved Lane, Playground Nearby, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |

Foundation Concrete Perimeter

Additional Information

Date Listed June 6th, 2025

Days on Market 8

Zoning Zone 01

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