

## \$449,900 - 13615 135a Avenue, Edmonton

MLS® #E4444413

**\$449,900**

5 Bedroom, 2.00 Bathroom, 1,077 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome to this upgraded bungalow with a legal basement suite in family-friendly Wellington! Ideal for multigenerational living or rental income! The bright and inviting main floor features newer windows, classic hardwood floors, and a stylish updated kitchen complete with granite countertops, crisp white cabinetry, stainless steel appliances and a custom built-in granite table, creating a functional and elegant space for meals and entertaining. Down the hall, you'll find 3 generously sized bedrooms and a renovated 4-piece bathroom featuring a jacuzzi tub. Head downstairs to discover a shared laundry area that leads into the legal basement suite. This space includes a spacious family room, modern kitchen, 2 bedrooms, and a 3-piece bathroom. Outside, enjoy the fully fenced and landscaped backyard, a large deck and a single detached garage with space to build a double. Additional upgrades include durable Hardie Board siding, newer HWT, new furnace and enhanced attic insulation for improved energy efficiency

Built in 1958

### Essential Information

MLS® # E4444413

Price \$449,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13615 135a Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3Z8

### Amenities

Amenities	Deck, No Smoking Home
Parking	Single Garage Detached

### Interior

Appliances	Dryer, 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, Hardie Board Siding
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 26th, 2025

Days on Market                5

Zoning                            Zone 01

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