

## \$449,900 - 13808 135 Avenue, Edmonton

MLS® #E4454165

**\$449,900**

5 Bedroom, 2.00 Bathroom, 1,025 sqft  
Single Family on 0.00 Acres

Wellington, Edmonton, AB

A legal suite in Wellington? With a long-term tenant who is paying market rent and would like to stay? Yup, this one's a winner. It also helps that the place is impeccably renovated. The place was fully touched up upstairs so it's ready to go and looking fresh. The floorplan is great; the layout upstairs is open and the light travels from the big window from the kitchen into the living room. Both suites get their own dishwasher and in suite laundry, everyone loves that. The yard is huge and well maintained. Yes this place is going to be popular. Not to mention the school within a couple blocks walk. Families are going to want to live here you can count on that. Easy access to yellowhead, 127, and St. Albert trail make it easy to get around the city. Places like this are rare and in demand, come have a look before it's too late.

Built in 1958

### Essential Information

MLS® #	E4454165
Price	\$449,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,025



Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13808 135 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3Y8

### Amenities

Amenities	Deck
Parking Spaces	2
Parking	Over Sized, Single Garage Detached

### Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Suite	Yes
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 21st, 2025

Days on Market 2

Zoning Zone 01

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