

## \$339,900 - 13907 135 Avenue, Edmonton

MLS® #E4440047

**\$339,900**

4 Bedroom, 1.00 Bathroom, 1,041 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

ORIGINAL OWNER 3+1 bedroom, 1040 sq/ft bungalow w/ double 20' x 22' garage on a 50' x 120' corner lot in desirable neighborhood of North Wellington!

FEATURING A SEPARATE ENTRANCE FOR SUITE POTENTIAL HERE! New roof (2024), hot water tank, Main level offers an open living and dining area, 3 spacious bedrooms, full bathroom. The fully finished basement provides a huge rec room with wood burning fire place, wet bar for entertaining, additional bedroom, laundry storage area. Outside is nicely landscaped fully fenced with private patio area. 20 x 22 double detached garage. Steps from Bus stop. All located on a quiet street near schools, all shopping, parks, and major routes like 137 Ave, St. Albert Trail leading to the Anthony Henday, and St. Albert. Loads of potential here! Priced for quick sale!!

Built in 1958

### Essential Information

MLS® #	E4440047
Price	\$339,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,041
Acres	0.00



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

### **Community Information**

Address	13907 135 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3Z1

### **Amenities**

Amenities	On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached, Front Drive Access

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	St. Angela Catholic School
Middle	A. Blair McPherson School
High	Ross Sheppard School

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	13
Zoning	Zone 01

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Listing information last updated on June 16th, 2025 at 4:17am MDT