

\$374,900 - 13419 131 Street, Edmonton

MLS® #E4446846

\$374,900

4 Bedroom, 2.00 Bathroom, 1,064 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome to this well-maintained 4-bedroom, 2-bathroom bungalow nestled in the heart of the sought-after Wellington community. This spacious home sits on a massive lot, offering endless outdoor potential – whether you’re dreaming of a garden, play space, or future garage or workshop. Inside, you’ll find a bright and functional layout, perfect for families or investors. The main floor features a large living area, a well-kept kitchen, and comfortable bedrooms. The finished basement offers additional living space, extra bedrooms, and a second bathroom – ideal for guests, extended family, or a potential suite. This home has been lovingly cared for over the years and is move-in ready, while still offering opportunity for your personal touches. Don’t miss your chance to own in a mature neighborhood with easy access to schools, parks, shopping, and transit!

Built in 1959

Essential Information

MLS® #	E4446846
Price	\$374,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,064



Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13419 131 Street
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1N8

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 9th, 2025
Days on Market	2
Zoning	Zone 01

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