

## \$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                9

Zoning                            Zone 01

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