

## **\$355,000 - 12720 135 Avenue, Edmonton**

MLS® #E4450093

**\$355,000**

3 Bedroom, 2.00 Bathroom, 977 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Excellent opportunity for a family or as an investment property. Raised bungalow with 2 bedrooms, a large living/dining area, and a kitchen with lots of cupboard space. 4-piece bath finishes the main floor. Basement features one bedroom, 3-piece bath, and a large flex space, perfect for entertaining. Separate entrance; oversized single-car garage. Located in Wellington - a quiet, family-friendly neighborhood known for its spacious lots, mature trees, and well-maintained parks. With easy access to schools, shopping centers, and major roadways like 137 Avenue and the Yellowhead, it offers both convenience and a strong sense of community. The area's mix of mid-century homes and modern updates makes it an attractive choice for families, first-time buyers, and for an investment.

Built in 1959

### **Essential Information**

MLS® #	E4450093
Price	\$355,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	977



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

### Community Information

Address	12720 135 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3X5

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 28th, 2025
Days on Market	2

## Zoning

## Zone 01

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