

## **\$435,000 - 13803 133 Avenue, Edmonton**

MLS® #E4441160

**\$435,000**

5 Bedroom, 2.00 Bathroom, 1,421 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

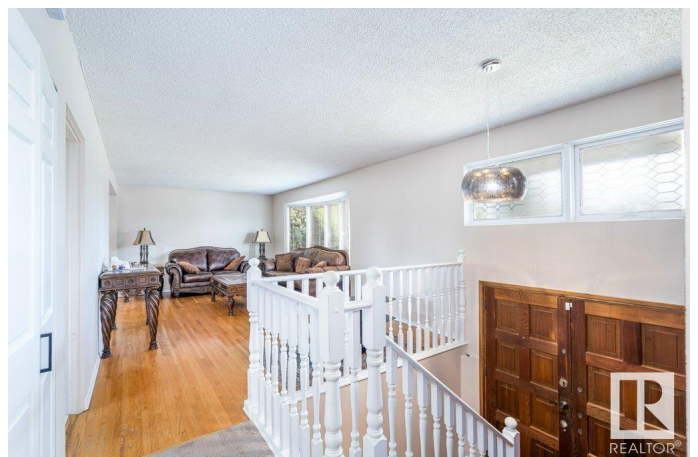
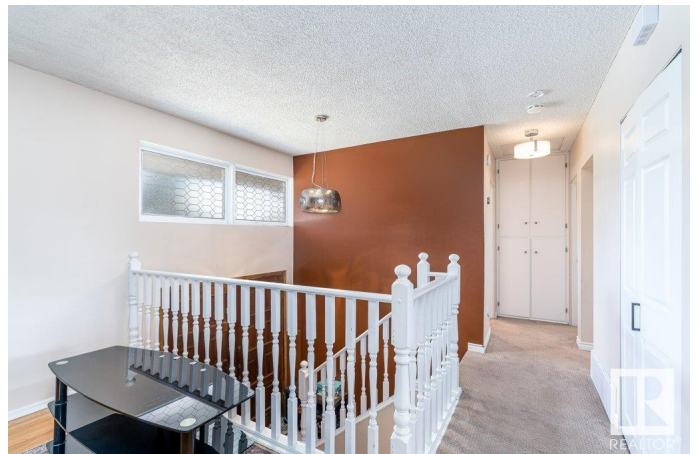
Welcome to this beautifully bi-level home, located on a quiet street in the Wellington neighborhood. It offers a total of 5 bedrooms and 2 full bathrooms. Recent upgrades include central air conditioning, a new furnace, hot water tank, vinyl-clad windows, and updated bathtub, sinks, tile, and fixtures. The main floor features hardwood floors, a bright and spacious living room with a large bow window, and a private dining room conveniently accessible from both the living room and the kitchen. The fully finished basement has 3 additional bedrooms, a brand-new 3-piece bathroom, and a generous family/entertainment area. Unique to this home, the basement provides dual access points to the main level for added functionality and flow. Situated on a fully fenced and landscaped lot, the property includes an oversized single garage and extra rear parking—perfect for an RV or holiday trailer. This is a must-see home for those in need of space, comfort, and move-in-ready quality in a family-friendly community.

Built in 1958

### **Essential Information**

MLS® # E4441160

Price \$435,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,421                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13803 133 Avenue |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 3T3          |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Air Conditioner, Deck, Vinyl Windows |
| Parking   | Single Garage Detached               |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal, Stucco   |
| Exterior Features | Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Metal, Stucco   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | MCARTHUR SCHOOL      |
| Middle     | ROSSLYN SCHOOL       |
| High       | Ross Sheppard School |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 2              |
| Zoning         | Zone 01        |

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Listing information last updated on June 9th, 2025 at 1:02pm MDT