

Courtesy Of Nabil John Of MaxWell Polaris

## \$469,900 - 13316 136 Avenue, Edmonton

MLS® #E4442458

**\$469,900**

5 Bedroom, 2.00 Bathroom, 1,358 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

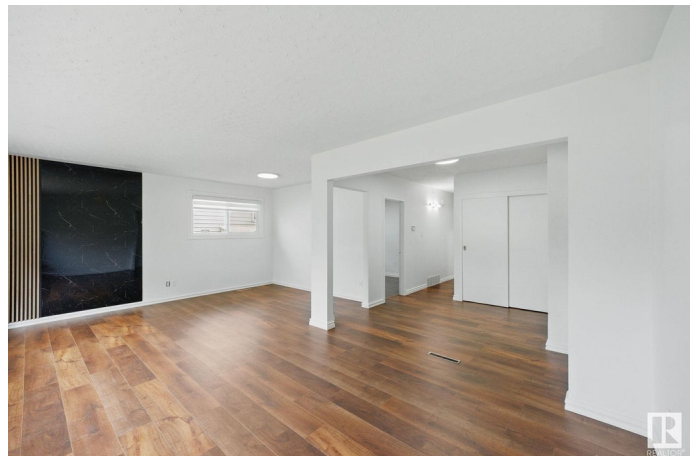
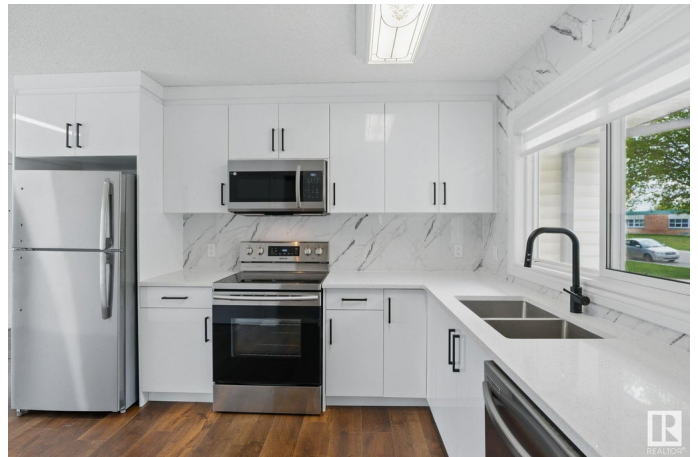
Your family deserves this beautifully renovated bungalow in Wellington. Conveniently located in front of McArthur Public School (K-6) and near St. Angela Catholic Elementary School this renovated bungalow offers 1357 sqft above ground with 1058 sqft in the basement. 5 bedrooms with 2 full bathrooms and a large double detached garage all on a good size lot. A Main floor features massive front windows and new zebra blinds throughout. The Upper floor had been tastefully transformed with gorgeous laminate flooring, new baseboards, new paint and a feature wall, led lights throughout. 3 bedrooms and 1 full bathroom above. BRAND NEW KITCHEN! Smooth white cabinets with tile backsplash with stainless steel appliances. Both bathrooms are completely renovated with tiled showers. The Basement has 2 bedrooms and 1 full bath and a large living room with bose speakers roughed into the walls. The shingles replaced 2012. Windows replaced 2016. House is walking distance to all the shoppes of 137 Avenue and 135 St. OWN IT

Built in 1960

### Essential Information

MLS® # E4442458

Price \$469,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,358                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13316 136 Avenue |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 4B3          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                        |
| Fireplaces        | Mantel                                                                                                                                                     |
| Stories           | 2                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                             |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Slab                                            |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | McArthur Elementary Public |
| Middle     | Rosslyn School             |
| High       | Ross Sheppard School       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 65              |
| Zoning         | Zone 01         |

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Listing information last updated on August 17th, 2025 at 11:47pm MDT