

## \$350,000 - 13011 137 Avenue, Edmonton

MLS® #E4453493

**\$350,000**

4 Bedroom, 2.00 Bathroom, 1,167 sqft

Single Family on 0.00 Acres

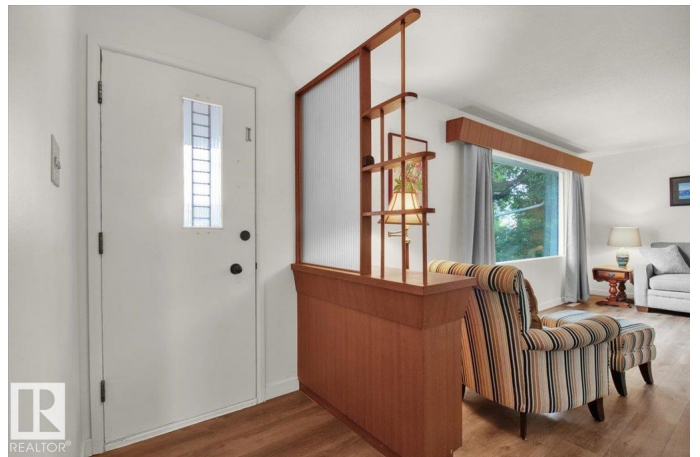
Wellington, Edmonton, AB

Immaculately maintained bungalow on a massive 6,700+ sq ft lot! Located just steps from shops, restaurants, public transportation, and more, you can't beat this location. The main floor is flooded with natural light from large windows at the front, side, and back of the home. The kitchen features floor-to-ceiling cabinetry, a tiled backsplash, and is in excellent condition. Upstairs offers three spacious bedrooms, all with NEW CARPET, and a 4-piece bathroom. The basement has a SEPARATE entrance, and includes a large rec room w/ a built-in bar, an extra bedroom, storage room, and a 3-piece bathroom. Additional features: Newer vinyl plank throughout the main floor, oversized double garage w/ electrical (ideal for a workshop), newer hot water tank (2023), high-efficiency furnace (2015), fresh paint throughout, new soffits, fascia, eavestroughs, and grading, RV parking, a new washer and dryer & MORE! Move in ready & a quick possession available!

Built in 1962

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453493  |
| Price     | \$350,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,167                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13011 137 Avenue |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 4C3          |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Bar, Deck, See Remarks             |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|              |                                                                 |
|--------------|-----------------------------------------------------------------|
| Appliances   | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                       |
| Stories      | 2                                                               |
| Has Basement | Yes                                                             |
| Basement     | Full, Finished                                                  |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                        |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Stucco                                                        |
| Foundation        | Concrete Perimeter                                                  |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | McArthur/ St.Angela       |
| Middle     | Rosslyn/Sir John Thompson |

High Ross Shep/St.Joseph

### **Additional Information**

Date Listed August 18th, 2025

Days on Market 7

Zoning Zone 01

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Listing information last updated on August 25th, 2025 at 6:32am MDT