

## \$399,999 - 13215 135 Street, Edmonton

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MLS® #E4423091

**\$399,999**

6 Bedroom, 2.00 Bathroom, 1,061 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

This fully remodeled bungalow is an incredible opportunity for both investors and families! A separate entrance leading to a 2-bedroom in-law suite, complete with its own full kitchen and separate laundry facilities. Inside, you'll discover 1,821 sq ft of fully finished area.

Complete with updates including LVP flooring, sleek quartz countertops and new appliances.

Other upgrades/features include, a new HWT, new roof, newer furnace, vinyl siding, windows and door locks. Comes with multiple outdoor storage sheds, a large back yard and an OVER-SIZED double car garage with power

Situated just blocks away from 2 schools, it's an ideal choice for families with school-age children. In addition, you'll find yourself just minutes from many amenities along 137 Ave, ensuring that shopping, dining, and other conveniences are always within reach. This home is truly a dream spot, combining modern comforts, all-new amenities, and a fantastic location. Some photos have been virtually staged.



Built in 1958

### Essential Information

MLS® # E4423091

Price \$399,999

Bedrooms 6

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,061                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 13215 135 Street |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 1Y8          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Detectors Smoke        |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### **Interior**

|              |                                          |
|--------------|------------------------------------------|
| Appliances   | Dryer, Storage Shed, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas                |
| Stories      | 2                                        |
| Has Suite    | Yes                                      |
| Has Basement | Yes                                      |
| Basement     | Full, Finished                           |

### **Exterior**

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Mcarthur School   |
| Middle     | St. John Thompson |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 63                  |
| Zoning         | Zone 01             |

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Listing information last updated on May 1st, 2025 at 4:47pm MDT