\$475,000 - 12807 135 Avenue, Edmonton

MLS® #E4463315

\$475,000

5 Bedroom, 2.50 Bathroom, 1,064 sqft Single Family on 0.00 Acres

Wellington, Edmonton, AB

EXCELLENT REVENUE PROPERTY! FULLY RENOVATED & RENTED Bungalow With A LEGAL Basement Suite In Mature Wellington! Main floor offers: large and bright living room, efficient kitchen with dining area, 3 ample bedrooms and 4pc bath. Downstairs suite contains: spacious kitchen and living area, 2 additional bedrooms, 3pc bath and laundry. The basement utility room has a separate 2pc bath and laundry for the main floor user. Major upgrades include: vinyl windows, siding, shingles, two furnaces, hot water tank, sewer line, electrical panel and low maintenance flooring throughout. Fully fenced south facing yard with double detached garage and 2 extra parking stalls adjacent to the driveway are a bonus. Conveniently situated within walking distance to public transportation, schools and the many amenities along 137 Avenue. Quick access to Downtown and major routes. **OPPORTUNITY KNOCKS!**

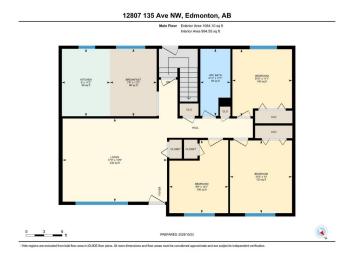
Built in 1959

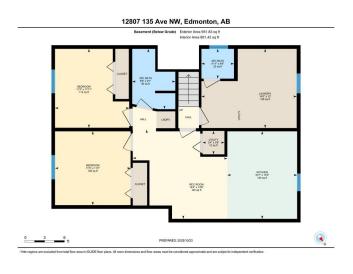
Essential Information

MLS® # E4463315 Price \$475,000

Bedrooms 5
Bathrooms 2.50
Full Baths 2







Half Baths 1

Square Footage 1,064
Acres 0.00

Year Built 1959

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 12807 135 Avenue

Area Edmonton
Subdivision Wellington
City Edmonton
County ALBERTA

Province AB

Postal Code T5L 3X4

Amenities

Amenities Parking-Extra, Vinyl Windows

Parking Spaces 4

Parking Double Garage Detached

Interior

Appliances Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Storage

Shed, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two,

Curtains and Blinds, Garage Heater

Heating Forced Air-1, Natural Gas

Stories 2
Has Suite Yes
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

School Information

Elementary Kensington Elementary

Middle Sir John Thompson Jr HS

High St. Joseph Catholic High

Additional Information

Date Listed October 24th, 2025

Days on Market 1

Zoning Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 25th, 2025 at 7:32am MDT