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

MLS® #E4442458

#### \$469,900

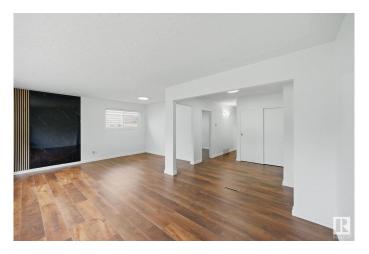
5 Bedroom, 2.00 Bathroom, 1,358 sqft Single Family on 0.00 Acres

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. Â The Upper floor had been tastefully transformed with gorgeous laminate flooring, new baseboards, new paint and a feature wall, led lights throughout. A 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 64

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 August 17th, 2025 at 7:17pm MDT