

## \$310,000 - 13604 132 Avenue, Edmonton

MLS® #E4458476

**\$310,000**

3 Bedroom, 1.00 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Affordable bungalow in the mature neighbourhood of Wellington, Edmonton. The lot is 47.9' x 120' and has a fenced in yard & single detached garage with back lane access. Located across the street from a junior high school. This is a judicial listing and only unconditional offers are considered. Property is being sold as-is.

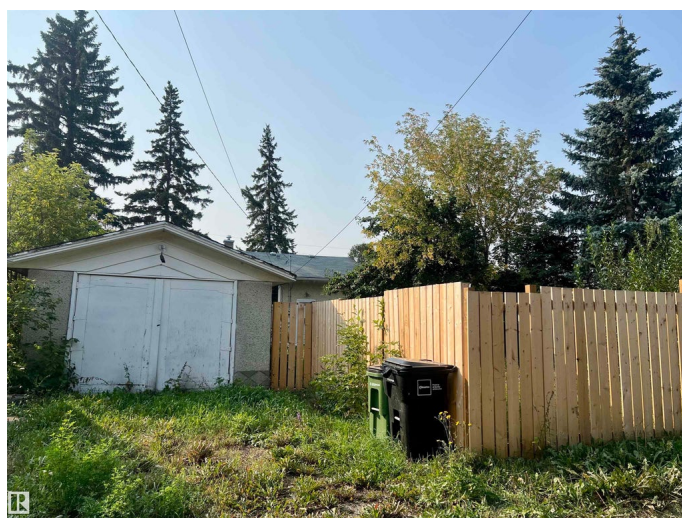
Built in 1958

### Essential Information

MLS® #	E4458476
Price	\$310,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,076
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13604 132 Avenue
Area	Edmonton



Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3R7

### Amenities

Amenities	Vinyl Windows
Parking	Single Garage Detached

### Interior

Appliances	None
Heating	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	See Remarks

### Additional Information

Date Listed	September 18th, 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 September 19th, 2025 at 2:02am MDT