

Courtesy Of Sean Clair Of Exp Realty

## **\$400,000 - 13303 135 Street, Edmonton**

MLS® #E4426732

### **\$400,000**

5 Bedroom, 2.00 Bathroom, 1,061 sqft  
Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome to this charming home in the family friendly community of Wellington. This professionally updated home offers nearly 2000 sqft of finished space including a total of 5 bedrooms and 2 beautiful 4pc bathrooms. Upon entering this home you will be greeted by a modern design with brand new commercial grade vinyl plank flooring throughout the entire main floor. The kitchen is complete with rich maple cabinets, high end appliances, tile backsplash, and modern light fixtures. Enjoy your summer days in your fully landscaped yard, with a large patio. This is a wonderful home in a desirable neighborhood with schools and parks within walking distance. Bonus features include a new roof, new windows, new Central A/C and more!

Built in 1958

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4426732  |
| Price          | \$400,000 |
| Bedrooms       | 5         |
| 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     | 13303 135 Street |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 1Y8          |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 01          |

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Listing information last updated on April 6th, 2025 at 1:17am MDT