

## \$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. The Upper floor had been tastefully transformed with gorgeous laminate flooring, new baseboards, new paint and a feature wall, led lights throughout. 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
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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	60
Zoning	Zone 01

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Listing information last updated on August 13th, 2025 at 5:03pm MDT