

## \$469,900 - 13640 135 Avenue, Edmonton

MLS® #E4441084

**\$469,900**

6 Bedroom, 2.00 Bathroom, 1,054 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome to this fully renovated property with legal suite. Perfectly situated directly across from a wide-open green space; ideal for morning walks, family playtime, or simply enjoying the view. With a school, spray park, and out-of-school care just minutes away, this location is a dream for families and investors alike. The main floor offers 3 spacious bedrooms, a full bathroom, and an updated kitchen featuring granite countertops, modern finishes, and ample storage. The bright and airy living room is filled with natural light, creating a warm and welcoming space. Detached garage out back for added convenience with back-alley access. Downstairs, a fully legal basement suite provides 3 additional bedrooms, a full bathroom, a cozy living room, and its own updated kitchen with granite countertops—ideal for rental income, extended family, or multi-generational living. This is a fantastic opportunity to own a versatile home in a family-friendly neighbourhood.

Built in 1958

### Essential Information

MLS® # E4441084

Price \$469,900



Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13640 135 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3Y6

### **Amenities**

Amenities	Parking-Extra, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Paved Lane, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 6th, 2025

Days on Market                10

Zoning                            Zone 01

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