

## **\$355,000 - 12720 135 Avenue, Edmonton**

MLS® #E4450093

**\$355,000**

3 Bedroom, 2.00 Bathroom, 977 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Excellent opportunity for a family or as an investment property. Raised bungalow with 2 bedrooms, a large living/dining area, and a kitchen with lots of cupboard space. 4-piece bath finishes the main floor. Basement features one bedroom, 3-piece bath, and a large flex space, perfect for entertaining. Separate entrance; oversized single-car garage. Located in Wellington - a quiet, family-friendly neighborhood known for its spacious lots, mature trees, and well-maintained parks. With easy access to schools, shopping centers, and major roadways like 137 Avenue and the Yellowhead, it offers both convenience and a strong sense of community. The area's mix of mid-century homes and modern updates makes it an attractive choice for families, first-time buyers, and for an investment.

Built in 1959

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4450093  |
| Price          | \$355,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 977       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1959                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12720 135 Avenue |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 3X5          |

### Amenities

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

### Interior

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                   |
| Stories      | 2                                                                           |
| Has Basement | Yes                                                                         |
| Basement     | Full, Finished                                                              |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                      |
| Exterior Features | Back Lane, Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Brick, Stucco                                                                      |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 28              |

## Zoning

## Zone 01

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