

## \$449,900 - 13808 135 Avenue, Edmonton

MLS® #E4454165

**\$449,900**

5 Bedroom, 2.00 Bathroom, 1,025 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

A legal suite in Wellington? With a long-term tenant who is paying market rent and would like to stay? Yup, this one's a winner. It also helps that the place is impeccably renovated. The place was fully touched up upstairs so it's ready to go and looking fresh. The floorplan is great; the layout upstairs is open and the light travels from the big window from the kitchen into the living room. Both suites get their own dishwasher and in suite laundry, everyone loves that. The yard is huge and well maintained. Yes this place is going to be popular. Not to mention the school within a couple blocks walk. Families are going to want to live here you can count on that. Easy access to yellowhead, 127, and St. Albert trail make it easy to get around the city. Places like this are rare and in demand, come have a look before it's too late.

Built in 1958

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454165  |
| Price          | \$449,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,025     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1958                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13808 135 Avenue |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 3Y8          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck                               |
| Parking Spaces | 2                                  |
| Parking        | Over Sized, Single Garage Detached |

### Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas                                             |
| Stories      | 1                                                                     |
| Has Suite    | Yes                                                                   |
| Has Basement | Yes                                                                   |
| Basement     | Full, Partially Finished                                              |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                    |
| Exterior Features | Corner Lot, Fenced, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Stucco, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                                     |

### Additional Information

Date Listed August 21st, 2025

Days on Market 2

Zoning Zone 01

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Listing information last updated on August 23rd, 2025 at 7:02am MDT