

Courtesy Of Cory Brown Of Real Broker

## \$399,999 - 13215 135 Street, Edmonton

MLS® #E4423091

**\$399,999**

6 Bedroom, 2.00 Bathroom, 1,061 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

This fully remodeled bungalow is an incredible opportunity for both investors and families! A separate entrance leading to a 2-bedroom in-law suite, complete with its own full kitchen and separate laundry facilities. Inside, you'll discover 1,821 sq ft of fully finished area. Complete with updates including LVP flooring, sleek quartz countertops and new appliances. Other upgrades/features include, a new HWT, new roof, newer furnace, vinyl siding, windows and door locks. Comes with multiple outdoor storage sheds, a large back yard and an OVER-SIZED double car garage with power. Situated just blocks away from 2 schools, it's an ideal choice for families with school-age children. In addition, you'll find yourself just minutes from many amenities along 137 Ave, ensuring that shopping, dining, and other conveniences are always within reach. This home is truly a dream spot, combining modern comforts, all-new amenities, and a fantastic location. Some photos have been virtually staged.

Built in 1958

### Essential Information

MLS® # E4423091

Price \$399,999

Bedrooms 6



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	13215 135 Street
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1Y8

### **Amenities**

Amenities	Detectors Smoke
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Storage Shed, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary                Mcarthur School  
Middle                    St. John Thompson

**Additional Information**

Date Listed              February 27th, 2025  
Days on Market        75  
Zoning                    Zone 01

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