

## \$380,000 - 13612 135 Street, Edmonton

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MLS® #E4457791

**\$380,000**

4 Bedroom, 2.00 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Looking for something solid in Wellington? This classic bungalow sits on a massive lot with the exclusive use of the adjacent utility lot, giving you even more outdoor space. The home is well-built with solid bones and ready for your personal touch. Inside, you'll find three bedrooms on the main floor, a spacious living room with a large picture window, and a basement that adds great versatility with a fourth bedroom, bathroom, new laundry pair, and separate side entrance. Newer updates include electrical panel, new windows with 2 egress in basement, exterior painting, and concrete on the driveway and garage floor. The oversized heated 22x26 garage with 220V is a dream for hobbyists or anyone needing extra workspace. The yard is a gardener's paradise, boasting cherry, apple, and plum trees, plus grapevines, raspberry bushes, and perennial landscaping for easy care. All this just steps from schools, parks, and shopping. If you've been waiting for the right bungalow with endless potential, this is the one!

Built in 1958

### Essential Information

MLS® # E4457791

Price \$380,000



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$23                   |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13612 135 Street |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 1Z5          |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Off Street Parking, Hot Water Natural Gas                   |
| Parking Spaces | 6                                                           |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated, Over Sized |

### Interior

|              |                                                                                                                                                |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                      |
| Stories      | 2                                                                                                                                              |
| Has Basement | Yes                                                                                                                                            |
| Basement     | Full, Unfinished                                                                                                                               |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                       |
| Exterior Features | Back Lane, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping |

Nearby, See Remarks, Partially Fenced

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### School Information

|            |                |
|------------|----------------|
| Elementary | McArthur       |
| Middle     | Rosslyn        |
| High       | Ross Sherppard |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 40                   |
| Zoning         | Zone 01              |

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Listing information last updated on October 25th, 2025 at 1:47am MDT