Courtesy Of Delaney Pater Of Royal Lepage Arteam Realty

$459,900 - 12808 133 Avenue, Edmonton

MLS® #E4461834

$459,900
5 Bedroom, 2.00 Bathroom, 1,050 sqft
Single Family on 0.00 Acres

Wellington, Edmonton, AB

This legally suited, conveniently located home in the community of Wellington offers a fantastic opportunity for investors or savvy homeowners. This large corner lot (542m2) property features a refreshed main floor with updates throughout the spacious living room, dining area, and a well-appointed kitchen. 3 bedrooms, an electric fireplace and a modern 4-piece bathroom complete the main level. Downstairs, the separate legal suite with a private entrance offers excellent rental potential. The basement features 2 bedrooms, a large family room, second electric fireplace, and a full 4-piece bathroom, perfect for extended family, tenants, or Airbnb. Upgrades include newer shingles, main floor windows (2020) and recent interior renovations. The fully fenced yard includes a large concrete patio and a single detached garage, with ample street parking thanks to the corner lot. Whether you're expanding your portfolio or looking to offset your mortgage with rental income, this property checks all the boxes.

Built in 1959

Essential Information

MLS® #	E4461834
Price	$459,900
Bedrooms	5

Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12808 133 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3S3

Amenities

Amenities	See Remarks
Parking	Single Garage Detached

Interior

Appliances	Stacked Washer/Dryer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	McArthur
Middle	Sir John Thompson
High	Queen Elizabeth

Additional Information

Date Listed	October 11th, 2025
Days on Market	14
Zoning	Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on October 25th, 2025 at 6:17am MDT