

## **\$395,000 - 13219 136a Avenue, Edmonton**

MLS® #E4464913

**\$395,000**

5 Bedroom, 1.50 Bathroom, 1,112 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Investor/Big family alert! LARGE LOT With Endless Potential! This well maintained home sits on an extra large lot with back lane access and incredible opportunity for future development. The separate back door gives this property the ability to add a basement suite. Pride of ownership is evident throughout with a heated double garage, central air conditioning (installed last year), irrigation system, central vacuum and a newer roof and high-efficiency furnace (both less than five years old). The main floor offers a bright living area with three bedrooms, a full bath and kitchen boasting stainless steel appliances, while the fully finished basement features two bedrooms, a half bath, and a spacious recreation room. Enjoy the beautifully kept yard, perfect for entertaining, gardening, or your future INVESTMENT project. Located close to parks, schools, shopping, and major routes, this home is perfect for the growing family or developer.

Built in 1960

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4464913  |
| Price     | \$395,000 |
| Bedrooms  | 5         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,112                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13219 136a Avenue |
| Area        | Edmonton          |
| Subdivision | Wellington        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5L 4B7           |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke                 |
| Parking Spaces | 6                                                |
| Parking        | Double Garage Detached, Parking Pad Cement/Paved |

### Interior

|              |                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                              |
| Stories      | 2                                                                                                                                      |
| Has Basement | Yes                                                                                                                                    |
| Basement     | Full, Finished                                                                                                                         |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                   |
| Exterior Features | Back Lane, Cul-De-Sac, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Stucco, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                                    |

**Additional Information**

Date Listed                November 6th, 2025  
Zoning                      Zone 01

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