

## **\$409,800 - 13339 131 Street, Edmonton**

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MLS® #E4425791

**\$409,800**

4 Bedroom, 2.00 Bathroom, 1,036 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome to this beautifully updated bungalow, located in the highly desirable Wellington community. This home offers over 1,036 sqft of living space on the main floor, w/ a fully finished 933+ sqft basement, making it the perfect choice for first-time homebuyers or savvy investors looking to grow their portfolio. 2 spacious bedrooms and one with patio door can be used as Den, and 2 full bathrooms, providing comfort for families of all sizes. Modern finishes in the living room & thoughtful upgrades! A designated dining room offers enjoyable meal time, w/ an upgraded kitchen featuring wooden cabinets, stainless steel appliances & breakfast nook! The huge fully-fenced backyard gives you privacy & room for outdoor entertaining, gardening, or play. A Great Investment Opportunity whether you're a first-time buyer or an investor, this home provides potential for long-term value in a prime location! Just a short distance from schools, shopping, playgrounds, parks, and recreation centres!



Built in 1959

### **Essential Information**

MLS® #	E4425791
Price	\$409,800
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13339 131 Street
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1N8

### **Amenities**

Amenities	Off Street Parking, Deck, Front Porch
Parking Spaces	5
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 14th, 2025

Days on Market 25

Zoning Zone 01

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Listing information last updated on April 8th, 2025 at 4:17pm MDT