

## \$369,000 - 13316 139 Street, Edmonton

MLS® #E4463251

**\$369,000**

2 Bedroom, 1.00 Bathroom, 1,087 sqft  
Single Family on 0.00 Acres

Wellington, Edmonton, AB

WELLINGTON'S BEST BUY! INVESTOR ALERT! Sitting on a spacious 608.41 m<sup>2</sup> CORNER LOT (abutting an alley), this charming bungalow is tucked away on a quiet street and features a stunning newly upgraded kitchen open to a bright nook with oversized windows and open-beam ceiling. Originally a 3-bedroom home, it's been converted to a large primary suite plus one additional bedroom. Enjoy the park-like west-facing backyard with mature trees and a detached garage. The basement includes a cozy living room, corner bar, and extra bedroom. Fantastic location – move-in ready and full of potential! IDEAL FOR REDEVELOPMENT FOR UPTO 8 UNITS

Built in 1958

### Essential Information

MLS® #	E4463251
Price	\$369,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,087
Acres	0.00
Year Built	1958
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13316 139 Street
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2C2

### Amenities

Amenities	Bar, Carbon Monoxide Detectors, Deck
Parking Spaces	4
Parking	Over Sized, Single Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 23rd, 2025
Days on Market	7
Zoning	Zone 01

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