

\$449,900 - 13615 135a Avenue, Edmonton

MLS® #E4444413

\$449,900

5 Bedroom, 2.00 Bathroom, 1,077 sqft
Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome to this upgraded bungalow with a legal basement suite in family-friendly Wellington! Ideal for multigenerational living or rental income! The bright and inviting main floor features newer windows, classic hardwood floors, and a stylish updated kitchen complete with granite countertops, crisp white cabinetry, stainless steel appliances and a custom built-in granite table, creating a functional and elegant space for meals and entertaining. Down the hall, you'll find 3 generously sized bedrooms and a renovated 4-piece bathroom featuring a jacuzzi tub. Head downstairs to discover a shared laundry area that leads into the legal basement suite. This space includes a spacious family room, modern kitchen, 2 bedrooms, and a 3-piece bathroom. Outside, enjoy the fully fenced and landscaped backyard, a large deck and a single detached garage with space to build a double. Additional upgrades include durable Hardie Board siding, newer HWT, new furnace and enhanced attic insulation for improved energy efficiency

Built in 1958

Essential Information

MLS® #	E4444413
Price	\$449,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13615 135a Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3Z8

Amenities

Amenities	Deck, No Smoking Home
Parking	Single Garage Detached

Interior

Appliances	Dryer, Hood Fan, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding

Foundation Concrete Perimeter

Additional Information

Date Listed June 26th, 2025

Days on Market 7

Zoning Zone 01

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