# \$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.



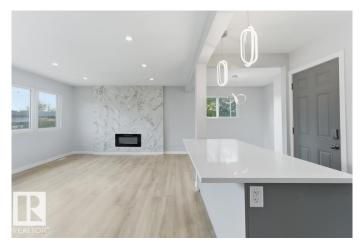
# **Essential Information**

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 1

Zoning Zone 01

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