

\$324,000 - 13312 135 Street, Edmonton

MLS® #E4453034

\$324,000

3 Bedroom, 1.50 Bathroom, 1,615 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Good opportunity for a single family home on a large 50 ft wide lot close to school and park in Wellington. This 1.5 storey home offers over 1600 sq.ft. with 3 bedrooms. Main floor features large living room, dining space, spacious kitchen and laundry room with extra space for storage/closet. Huge primary bedroom can double as a home office and has access to backyard deck. Upstairs you will find two bedrooms and full bathroom. Home has had lighting updated throughout with pot lights added throughout the home both upstairs and on main floor. Newer large deck with natural gas line to BBQ. Hardwood & laminate flooring throughout the main floor. Insulation in attic upgraded recently. Concrete sidewalk on southside of home replaced in recent years. Garage provides plenty of room for storage and can park 4 vehicles across the back lot or even an RV. Please note this property has no basement. Projection screen and speakers attached are included but can be removed if not desired.

Built in 1958

Essential Information

MLS® # E4453034

Price \$324,000

Lease Rate \$15



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,615
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	13312 135 Street
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1Y7

Amenities

Amenities	Deck, Hot Water Natural Gas, See Remarks
Parking Spaces	4
Parking	Over Sized, Single Garage Detached

Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

School Information

Elementary	McArthur School
Middle	Rosslyn School
High	Ross Sheppard

Additional Information

Date Listed	August 14th, 2025
Days on Market	80
Zoning	Zone 01

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