# \$379,999 - 13116 136 Avenue, Edmonton

MLS® #E4447869

## \$379.999

5 Bedroom, 2.00 Bathroom, 1,048 sqft Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome to 13116 136 Ave NW, a well-maintained 5-bedroom, 2-bathroom bungalow nestled in the heart of Wellington. This home offers the perfect blend of vintage character and practical updates, making it ideal for families, investors, or first-time buyersâ€"complete with a DREAM MECHANIC GARAGE + RV PARKING! Step inside to a spacious main level featuring three bedrooms and one full bathroom, a bright carpeted living room (with original hardwood underneath), a cozy dining area, and a functional kitchen. The fully finished basement includes two additional bedrooms, a second bathroom, and a large rec roomâ€"perfect for movie nights, hobbies, or a home gym. The highlight? A DREAM MECHANIC GARAGEâ€"26' x 27', HEATED with both forced air and in-floor heating, OVERSIZED, and fully equipped with ventilation and air compressor linesâ€"just hook up your compressor! Ideal for home workshops or hobbyists. Located on a quiet street near schools, parks, and shopping, with easy access to Yellowhead Trail and downtown.







Built in 1959

#### **Essential Information**

MLS®#

E4447869

Price \$379,999

Bedrooms 5 Bathrooms 2.00

Full Baths 2

Square Footage 1,048 Acres 0.00

Year Built 1959

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 13116 136 Avenue

Area Edmonton
Subdivision Wellington
City Edmonton
County ALBERTA

Province AB

Postal Code T5L 4B3

# **Amenities**

Amenities Hot Water Natural Gas, No Smoking Home, Smart/Program.

Thermostat, Workshop, See Remarks

Parking Spaces 4

Parking Double Garage Detached, Heated, Over Sized, See Remarks

Interior

Appliances Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener,

Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Garage

Heater

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Brick Facing

Stories 2

Has Basement Yes

Basement Full, Finished

# **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby,

See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary McArthur School

Middle A. Blair McPherson School

High Ross Sheppard School

### **Additional Information**

Date Listed July 15th, 2025

Days on Market 109

Zoning Zone 01

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