

## **\$399,999 - 13116 136 Avenue, Edmonton**

MLS® #E4447869

**\$399,999**

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 buyers—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 room—perfect for movie nights, hobbies, or a home gym. The highlight? A DREAM MECHANIC GARAGE—26' x 27', HEATED with both forced air and in-floor heating, OVERSIZED, and fully equipped with ventilation and air compressor lines—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**

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Price	\$399,999
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	61
Zoning	Zone 01

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Listing information last updated on September 14th, 2025 at 8:47pm MDT