

\$475,000 - 12807 135 Avenue, Edmonton

MLS® #E4463315

\$475,000

5 Bedroom, 2.50 Bathroom, 1,064 sqft
Single Family on 0.00 Acres

Wellington, Edmonton, AB

EXCELLENT REVENUE PROPERTY! FULLY RENOVATED & RENTED Bungalow With A LEGAL Basement Suite In Mature Wellington! Main floor offers: large and bright living room, efficient kitchen with dining area, 3 ample bedrooms and 4pc bath. Downstairs suite contains: spacious kitchen and living area, 2 additional bedrooms, 3pc bath and laundry. The basement utility room has a separate 2pc bath and laundry for the main floor user. Major upgrades include: vinyl windows, siding, shingles, two furnaces, hot water tank, sewer line, electrical panel and low maintenance flooring throughout. Fully fenced south facing yard with double detached garage and 2 extra parking stalls adjacent to the driveway are a bonus. Conveniently situated within walking distance to public transportation, schools and the many amenities along 137 Avenue. Quick access to Downtown and major routes. OPPORTUNITY KNOCKS!

Built in 1959

Essential Information

MLS® #	E4463315
Price	\$475,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,064
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12807 135 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3X4

Amenities

Amenities	Parking-Extra, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Storage Shed, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

School Information

Elementary Kensington Elementary
Middle Sir John Thompson Jr HS
High St. Joseph Catholic High

Additional Information

Date Listed October 24th, 2025
Days on Market 9
Zoning Zone 01

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