

\$469,900 - 13640 135 Avenue, Edmonton

MLS® #E4441084

\$469,900

6 Bedroom, 2.00 Bathroom, 1,054 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome to this fully renovated property with legal suite. Perfectly situated directly across from a wide-open green space; ideal for morning walks, family playtime, or simply enjoying the view. With a school, spray park, and out-of-school care just minutes away, this location is a dream for families and investors alike. The main floor offers 3 spacious bedrooms, a full bathroom, and an updated kitchen featuring granite countertops, modern finishes, and ample storage. The bright and airy living room is filled with natural light, creating a warm and welcoming space. Detached garage out back for added convenience with back-alley access. Downstairs, a fully legal basement suite provides 3 additional bedrooms, a full bathroom, a cozy living room, and its own updated kitchen with granite countertops—ideal for rental income, extended family, or multi-generational living. This is a fantastic opportunity to own a versatile home in a family-friendly neighbourhood.



Built in 1958

Essential Information

MLS® # E4441084

Price \$469,900

Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13640 135 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3Y6

Amenities

Amenities	Parking-Extra, Vinyl Windows
Parking	Double Garage Detached

Interior

Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Paved Lane, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed June 6th, 2025

Days on Market 11

Zoning Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 3:02pm MDT