

## \$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. 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        67  
Zoning                      Zone 01

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