

Courtesy Of Nabil John Of MaxWell Polaris

## \$449,900 - 13316 136 Avenue, Edmonton

MLS® #E4458205

**\$449,900**

5 Bedroom, 2.00 Bathroom, 1,358 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Life starts at Home! Make it Great owning this Renovated bungalow as your home. Enjoy the space & freedom of the matured neighborhood on a full size lot. Experience a Brand NEW Kitchen w/ high gloss cabinets, wall to ceiling finish crown, Ceramic tiles backsplash, black faucets and stainless steel appliances. Other upgrades include big ticket items like newer windows & roof. Main flr offers 1357 sq ft above ground w/ a single attached garage converted into the family room. Main flr feat. 3 bedrooms and 1 full bath layout with living and family room, rich & tasteful new laminate flooring, heat registers, baseboards, new Paint, New ZEBRA Blinds, renovated tiled main bath with tile to the ceiling and new vanity + A/C & LED lights. The Basement offers 1058 sqft w/ One bedroom & 1 room with a piano window & the 2nd full bathroom + living room. Large size lot feat. front driveway & a double detached garage with driveway. A Massive deck and apple trees in the backyard. K-6 McArthur Public school in front of home.

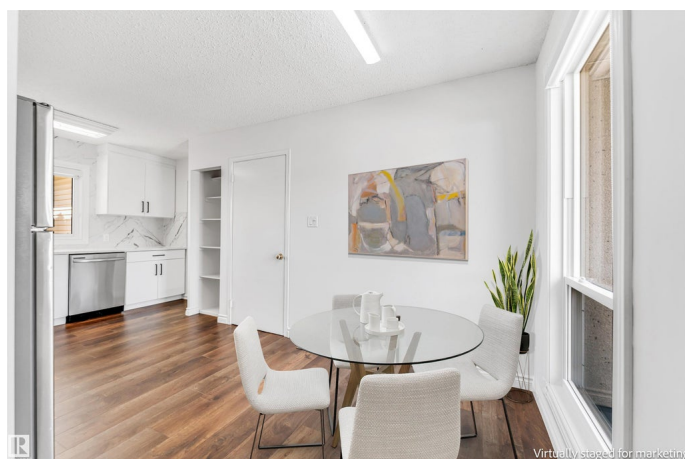
Built in 1960

### Essential Information

MLS® # E4458205

Price \$449,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,358                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13316 136 Avenue |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 4B3          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                        |
| Fireplaces        | Mantel                                                                                                                                                     |
| Stories           | 2                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                             |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |

|              |                  |
|--------------|------------------|
| Roof         | Asphalt Shingles |
| Construction | Wood, Vinyl      |
| Foundation   | Slab             |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | McArthur Elementary Public |
| Middle     | Rosslyn School             |
| High       | Ross Sheppard School       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 17                   |
| Zoning         | Zone 01              |

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Listing information last updated on October 4th, 2025 at 9:17am MDT