

## \$449,900 - 13615 135a Avenue, Edmonton

MLS® #E4444413

**\$449,900**

5 Bedroom, 2.00 Bathroom, 1,077 sqft  
Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome to this upgraded bungalow with a legal basement suite in family-friendly Wellington—ideal for multigenerational living or rental income! The bright and inviting main floor features newer windows, classic hardwood floors, and a stylish updated kitchen complete with granite countertops, crisp white cabinetry, stainless steel appliances and a custom built-in granite table, creating a functional and elegant space for meals and entertaining. Down the hall, you'll find 3 generously sized bedrooms and a renovated 4-piece bathroom featuring a jacuzzi tub. Head downstairs to discover a shared laundry area that leads into the legal basement suite. This space includes a spacious family room, modern kitchen, 2 bedrooms, and a 3-piece bathroom. Outside, enjoy the fully fenced and landscaped backyard, a large deck and a single detached garage with space to build a double. Additional upgrades include durable Hardie Board siding, newer HWT, new furnace and enhanced attic insulation for improved energy efficiency

Built in 1958

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4444413  |
| Price  | \$449,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,077                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13615 135a Avenue |
| Area        | Edmonton          |
| Subdivision | Wellington        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5L 3Z8           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, No Smoking Home  |
| Parking   | Single Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Hood Fan, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Suite    | Yes  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Hardie Board Siding   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Hardie Board Siding   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 26th, 2025

Days on Market                8

Zoning                            Zone 01

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Listing information last updated on July 4th, 2025 at 12:17pm MDT