

## **\$389,900 - 13419 130 Street, Edmonton**

MLS® #E4448045

**\$389,900**

4 Bedroom, 2.00 Bathroom, 1,031 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome Home! Wonderful family ready bungalow with oversized double detached garage and mature fenced yard with fruit trees. Wow! Very well taken care of 1031 sq ft house with finished basement. Updates over the years to siding, fence, furnace, and windows. Move in ready and still has plenty of potential. Main floor has large living room leading through ample dining area into large kitchen with space for a table. Kitchen overlooks sunny back yard with window over the sink. Main floor full bathroom with tub and 3 bedrooms. Central AC. Fully finished basement with classic rec room style family area. Large storage and utility room with laundry area. Basement bathroom, bedroom with stand up shower, storage room and flex room works perfect for extra space and growing family. Fully fenced amazing back yard with plum tree, apple trees, and large concrete patio. Huge oversized double garage and plenty of parking with back alley access. Wonderful home and a must see property in quiet community of Wellington.

Built in 1959

### **Essential Information**

MLS® # E4448045

Price \$389,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,031
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13419 130 Street
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1M1

### **Amenities**

Amenities	Patio, See Remarks
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 15th, 2025

Days on Market                14

Zoning                            Zone 01

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