

# \$349,000 - 13812 132 Avenue, Edmonton

MLS® #E4457552

**\$349,000**

4 Bedroom, 2.00 Bathroom, 1,045 sqft  
Single Family on 0.00 Acres

Wellington, Edmonton, AB

Back in the day we would call this one a creampuff! What an amazing deal on an amazing home! Situated on a quiet street across from a green space sits this spotless and upgraded Wellington BUNGALOW! From the second you walk in, you'll be greeted by sun-soaked open spaces and gleaming hardwood flooring. Features of this 4 bedroom / 1 den oasis include such things as a flood of natural light, newer windows, granite counter-tops, numerous pot lights, a fully finished basement, some newer flooring, upgraded hardware, and a big private back yard with a single car detached garage. This one even has a cobblestone patio and a clothesline for a fresh piece of the past. Close to schools, shopping, transportation, Yellowhead and all other conceivable amenities, this one is sure to make your short list.

Built in 1958

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457552  |
| Price          | \$349,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,045     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1958                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13812 132 Avenue |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 3R8          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | No Smoking Home        |
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Vinyl                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                           |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 12th, 2025 |
|-------------|----------------------|

Days on Market 53

Zoning Zone 01

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