

## \$299,900 - 13604 132 Avenue, Edmonton

MLS® #E4458476

**\$299,900**

3 Bedroom, 1.00 Bathroom, 1,074 sqft

Single Family on 0.00 Acres

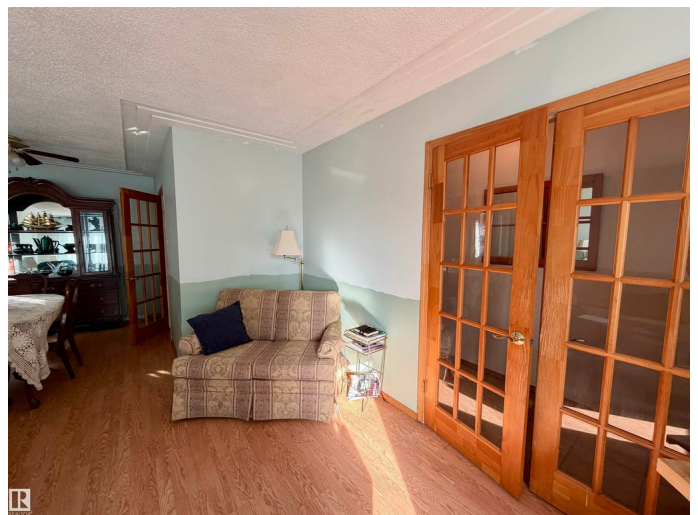
Wellington, Edmonton, AB

Affordable bungalow in the mature neighbourhood of Wellington, Edmonton. Three bedrooms on the main floor and one full bathroom. Laminate & tile flooring - no carpets. All vinyl windows on both levels – the basement has an impressive amount of light with 7 windows! Other updates over the years include the electrical and roof on the home and hot water tank. Laundry is located in the basement. The lot is 47.9' x 120' and has a fenced-in yard & single detached garage with back lane access. Located across the street from a junior high school. This is a judicial listing and only unconditional offers are considered. Property is being sold as-is.

Built in 1958

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4458476               |
| Price          | \$299,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,074                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13604 132 Avenue |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 3R7          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Vinyl Windows          |
| Parking   | Single Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Back Lane, Fenced  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 47                   |
| Zoning         | Zone 01              |

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Listing information last updated on November 4th, 2025 at 7:17pm MST