

## **\$379,999 - 13116 136 Avenue, Edmonton**

MLS® #E4447869

**\$379,999**

5 Bedroom, 2.00 Bathroom, 1,048 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome to 13116 136 Ave NW, a well-maintained 5-bedroom, 2-bathroom bungalow nestled in the heart of Wellington. This home offers the perfect blend of vintage character and practical updates, making it ideal for families, investors, or first-time buyers—complete with a DREAM MECHANIC GARAGE + RV PARKING! Step inside to a spacious main level featuring three bedrooms and one full bathroom, a bright carpeted living room (with original hardwood underneath), a cozy dining area, and a functional kitchen. The fully finished basement includes two additional bedrooms, a second bathroom, and a large rec room—perfect for movie nights, hobbies, or a home gym. The highlight? A DREAM MECHANIC GARAGE—26' x 27', HEATED with both forced air and in-floor heating, OVERSIZED, and fully equipped with ventilation and air compressor lines—just hook up your compressor! Ideal for home workshops or hobbyists. Located on a quiet street near schools, parks, and shopping, with easy access to Yellowhead Trail and downtown.

Built in 1959

### **Essential Information**

MLS® #

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|                |                        |
|----------------|------------------------|
| Price          | \$379,999              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,048                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13116 136 Avenue |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 4B3          |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Workshop, See Remarks |
| Parking Spaces | 4                                                                                        |
| Parking        | Double Garage Detached, Heated, Over Sized, See Remarks                                  |

### Interior

|              |                                                                                                                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                            |
| Fireplace    | Yes                                                                                                                                                                                                  |
| Fireplaces   | Brick Facing                                                                                                                                                                                         |
| Stories      | 2                                                                                                                                                                                                    |
| Has Basement | Yes                                                                                                                                                                                                  |
| Basement     | Full, Finished                                                                                                                                                                                       |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | McArthur School           |
| Middle     | A. Blair McPherson School |
| High       | Ross Sheppard School      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 114             |
| Zoning         | Zone 01         |

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