# \$399,900 - 13515 131 Street, Edmonton

MLS® #E4430084

### \$399.900

3 Bedroom, 2.00 Bathroom, 1,050 sqft Single Family on 0.00 Acres

Wellington, Edmonton, AB

Rejoice! This charming bungalow in the heart of Wellington offers park views, RV parking, suite potential &functional living space! Home boasts an open floor plan including an updated kitchen with timeless white cabinetry &central isInd adjacent a generous eating area &direct backyard access. A spacious living rm is anchored by a large picture window overlooking a park and presenting plenty of natural light. 3 good sized bdrms &an updated 4pce bath complete the main flr. The lower level presents amazing opportunities for your touches; the perfect man cave, kids space or even potential for a legal suite. Basement bath is complete! Visible foundation offers complete piece of mind for your investment &highlights the integrity of this lovely home. Featuring stellar location across from greenspace &near all of the best amenities &bus routes. Newer windows & shingles, updated finishing, upgraded kitchen, updated fixtures, flat ceilings, versatile fenced backyard /w potential RV parking! A perfect opportunity!



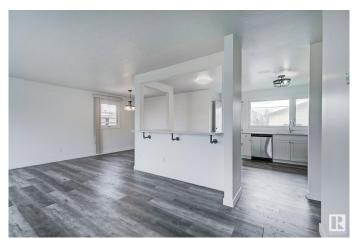
# **Essential Information**

MLS® # E4430084 Price \$399,900

Bedrooms 3







Bathrooms 2.00 Full Baths 2

Square Footage 1,050 Acres 0.00 Year Built 1959

Type Single Family

Sub-Type Detached Single Family

Style Bungalow
Status Active

# **Community Information**

Address 13515 131 Street

Area Edmonton
Subdivision Wellington
City Edmonton
County ALBERTA

Province AB

Postal Code T5L 1N9

## **Amenities**

Amenities Off Street Parking, On Street Parking, Hot Water Natural Gas,

Parking-Extra, Natural Gas BBQ Hookup, Natural Gas Stove Hookup

Parking Spaces 6

Parking Double Garage Detached

#### Interior

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Landscaped, Low Maintenance Landscape,

Park/Reserve, Picnic Area, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Lot Description 50x124

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 10th, 2025

Days on Market 9

Zoning Zone 01

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