

# \$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
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Days on Market 50

Zoning Zone 01

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