

## \$449,900 - 13316 136 Avenue, Edmonton

MLS® #E4458205

**\$449,900**

5 Bedroom, 2.00 Bathroom, 1,358 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Life starts at Home! Make it Great owning this Renovated bungalow as your home. Enjoy the space & freedom of the matured neighborhood on a full size lot. Experience a Brand NEW Kitchen w/ high gloss cabinets, wall to ceiling finish crown, Ceramic tiles backsplash, black faucets and stainless steel appliances. Other upgrades include big ticket items like newer windows & roof. Main flr offers 1357 sq ft above ground w/ a single attached garage converted into the family room. Main flr feat. 3 bedrooms and 1 full bath layout with living and family room, rich & tasteful new laminate flooring, heat registers, baseboards, new Paint, New ZEBRA Blinds, renovated tiled main bath with tile to the ceiling and new vanity + A/C & LED lights. The Basement offers 1058 sqft w/ One bedroom & 1 room with a piano window & the 2nd full bathroom + living room. Large size lot feat. front driveway & a double detached garage with driveway. A Massive deck and apple trees in the backyard. K-6 McArthur Public school in front of home.

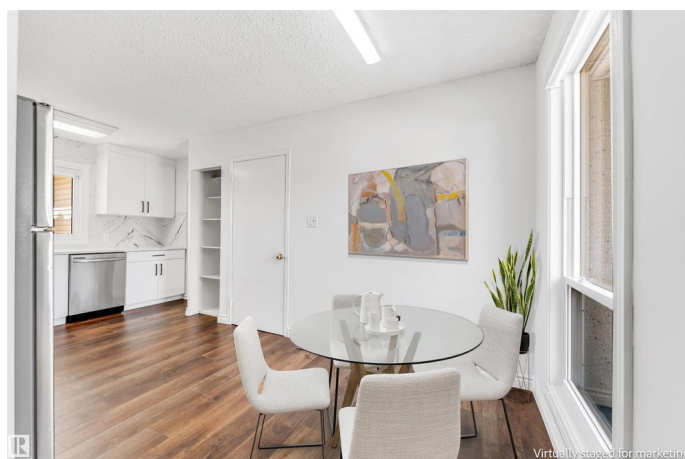
Built in 1960

### Essential Information

MLS® # E4458205

Price \$449,900

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,358
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13316 136 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 4B3

### Amenities

Amenities	Deck
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### **School Information**

Elementary	McArthur Elementary Public
Middle	Rosslyn School
High	Ross Sheppard School

### **Additional Information**

Date Listed	September 17th, 2025
Days on Market	1
Zoning	Zone 01

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Listing information last updated on September 18th, 2025 at 2:47am MDT