

Courtesy Of Nabil John Of MaxWell Polaris

\$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.

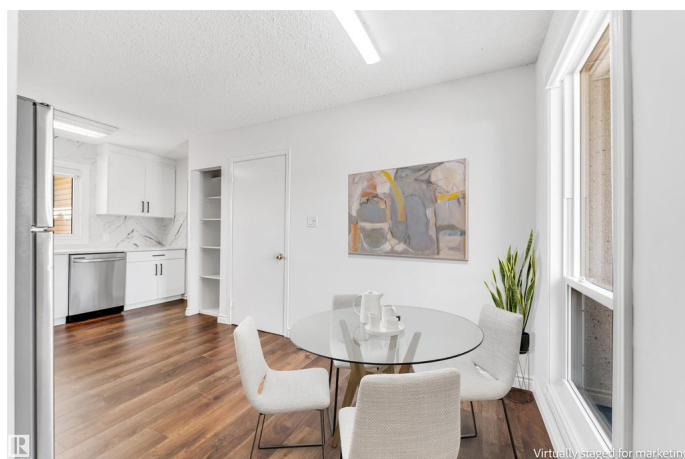
Built in 1960

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	11
Zoning	Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 27th, 2025 at 9:32pm MDT