\$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 ¢ral 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!



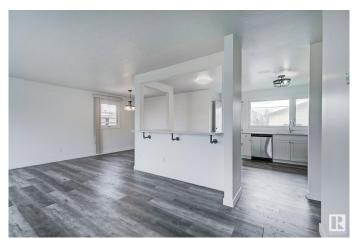
Essential Information

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 24

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 May 4th, 2025 at 6:02pm MDT