

\$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 island 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!

Built in 1959

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	20
Zoning	Zone 01

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