

\$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 | 9 |
| Zoning | Zone 01 |

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