

## \$375,000 - 12811 137 Avenue, Edmonton

MLS® #E4442092

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome to this lovingly maintained home in the heart of Wellington, offered for sale by its original owner. Nestled in a convenient location and directly facing a green space, this property offers endless potential. Inside, this bungalow features a functional layout with spacious living areas and plenty of natural light. A wood fireplace can be found on both levels. The kitchen looks out onto the bright yard and boasts a gorgeous brick feature wall. 3 spacious bedrooms and a 4 piece bathroom complete the main floor. The fully finished basement adds extra space as well as a den and second bathroom. The southwest-facing backyard is ideal for a sunny retreat and boasts an oversized double garage. A rear entrance adds investment potential. This is a rare opportunity to own a solid, well-cared-for home in a family-friendly neighbourhood with mature trees, schools, and parks just steps away. Welcome home!

Built in 1960

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442092  |
| Price      | \$375,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,163                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12811 137 Avenue |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 4C3          |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Detectors Smoke, No Smoking Home   |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|              |                                                                                                                              |
|--------------|------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Oven-Built-In, Stove-Countertop Electric, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                    |
| Fireplace    | Yes                                                                                                                          |
| Fireplaces   | Brick Facing                                                                                                                 |
| Stories      | 2                                                                                                                            |
| Has Basement | Yes                                                                                                                          |
| Basement     | Full, Finished                                                                                                               |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                      |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                 |
| Construction      | Wood, Brick                                                                      |
| Foundation        | Concrete Perimeter                                                               |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | McArthur School      |
| Middle     | Rosslyn School       |
| High       | Ross Sheppard School |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 01         |

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Listing information last updated on June 16th, 2025 at 1:02pm MDT