

## \$369,980 - 13320 130 Street, Edmonton

MLS® #E4433547

**\$369,980**

4 Bedroom, 2.00 Bathroom, 1,101 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome home to this well kept Kensington bungalow! As you enter the home you're welcomed into a large and bright living room/dinning room area. The main floor includes 3 bedrooms and a 4 piece bath. he fully finished basement. comes with an additional massive living room a large bedroom and a 2 piece bath. The fully fenced yard has a nice has a nice private setting with a concrete patio. This home also comes with a large over sized double garage detached garage. This is truly a great opportunity, perfect for any discriminating buyer. Situated just steps from a local neighborhood park and all levels of schooling. Close too all amenities and easy access to the Henday and yellow head trail. Perfect for a first time home buyer or savvy investor looking to build some sweat equity.

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433547  |
| Price          | \$369,980 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,101     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1959                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13320 130 Street |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 1L8          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished                              |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 1st, 2025 |
| Zoning      | Zone 01       |

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