

## \$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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