\$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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