

## **\$479,900 - 13410 134 Avenue, Edmonton**

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MLS® #E4450261

**\$479,900**

4 Bedroom, 2.00 Bathroom, 1,098 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

This beautifully maintained bungalow offers a perfect blend of comfort and convenience. Located in the mature community of Wellington on a large corner lot. Tons of upgrades throughout, this home also features a new front veranda and true separate entrance directly to the basement. The main floor features 3 spacious bedrooms, a 4-piece bathroom, a mudroom and stunning kitchen that is both functional and stylish. The finished basement includes a second kitchen, an additional bedroom, 4-piece bathroom and den, providing ample space for family or guests,, option for a second laundry all ready to go. Outside, you'll find a heated double detached garage, RV parking and a large well-kept yard with new patio and landscape, perfect for outdoor activities and family get togethers. A minute away from shopping, Restaurants, schools, playgrounds, and other amenities, this home is ideal for families seeking a peaceful and accessible neighborhood. A truly exceptional property, ready to welcome its new owners.

Built in 1958

### **Essential Information**

MLS® #                   E4450261

Price                     \$479,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,098                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13410 134 Avenue |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 3V9          |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Front Porch, Hot Water Tankless |
| Parking   | Double Garage Detached, Heated, Over Sized, RV Parking                      |

### Interior

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                   |
| Stories      | 1                                                                           |
| Has Basement | Yes                                                                         |
| Basement     | Full, Finished                                                              |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                             |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Stone, Stucco                                                                                             |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      McArthur School  
Middle                              Rosslyn School  
High                                Ross Sheppard School

**Additional Information**

Date Listed                      July 29th, 2025  
Days on Market                9  
Zoning                              Zone 01

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