# \$475,000 - 12807 135 Avenue, Edmonton

MLS® #E4463315

#### \$475,000

5 Bedroom, 2.50 Bathroom, 1,064 sqft Single Family on 0.00 Acres

Wellington, Edmonton, AB

EXCELLENT REVENUE PROPERTY! FULLY RENOVATED & RENTED Bungalow With A LEGAL Basement Suite In Mature Wellington! Main floor offers: large and bright living room, efficient kitchen with dining area, 3 ample bedrooms and 4pc bath. Downstairs suite contains: spacious kitchen and living area, 2 additional bedrooms, 3pc bath and laundry. The basement utility room has a separate 2pc bath and laundry for the main floor user. Major upgrades include: vinyl windows, siding, shingles, two furnaces, hot water tank, sewer line, electrical panel and low maintenance flooring throughout. Fully fenced south facing yard with double detached garage and 2 extra parking stalls adjacent to the driveway are a bonus. Conveniently situated within walking distance to public transportation, schools and the many amenities along 137 Avenue. Quick access to Downtown and major routes. **OPPORTUNITY KNOCKS!** 

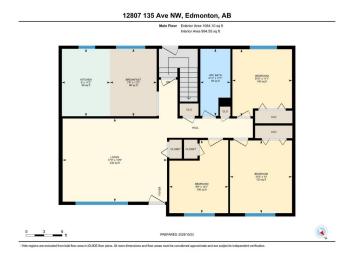
Built in 1959

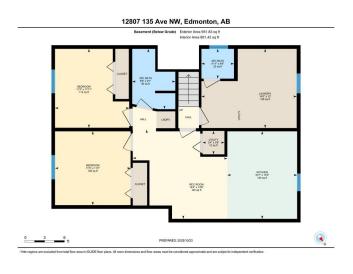
#### **Essential Information**

MLS® # E4463315 Price \$475,000

Bedrooms 5
Bathrooms 2.50
Full Baths 2







Half Baths 1

Square Footage 1,064
Acres 0.00

Year Built 1959

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 12807 135 Avenue

Area Edmonton
Subdivision Wellington
City Edmonton
County ALBERTA

Province AB

Postal Code T5L 3X4

### **Amenities**

Amenities Parking-Extra, Vinyl Windows

Parking Spaces 4

Parking Double Garage Detached

#### Interior

Appliances Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Storage

Shed, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two,

Curtains and Blinds, Garage Heater

Heating Forced Air-1, Natural Gas

Stories 2
Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

### **School Information**

Elementary Kensington Elementary
Middle Sir John Thompson Jr HS
High St. Joseph Catholic High

#### **Additional Information**

Date Listed October 24th, 2025

Days on Market 4

Zoning Zone 01

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Listing information last updated on October 28th, 2025 at 7:47pm MDT