

\$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

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|------------|-----------|
| 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

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|------------|----------------------|
| Elementary | McArthur School |
| Middle | Rosslyn School |
| High | Ross Sheppard School |

Additional Information

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|-------------|-----------------|
| Date Listed | June 12th, 2025 |
|-------------|-----------------|

| | |
|----------------|---|
| Days on Market | 3 |
|----------------|---|

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|--------|---------|
| Zoning | Zone 01 |
|--------|---------|

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Listing information last updated on June 15th, 2025 at 1:17pm MDT