

## \$285,000 - 13315 133 Avenue, Edmonton

MLS® #E4464011

**\$285,000**

3 Bedroom, 1.00 Bathroom, 1,039 sqft

Single Family on 0.00 Acres

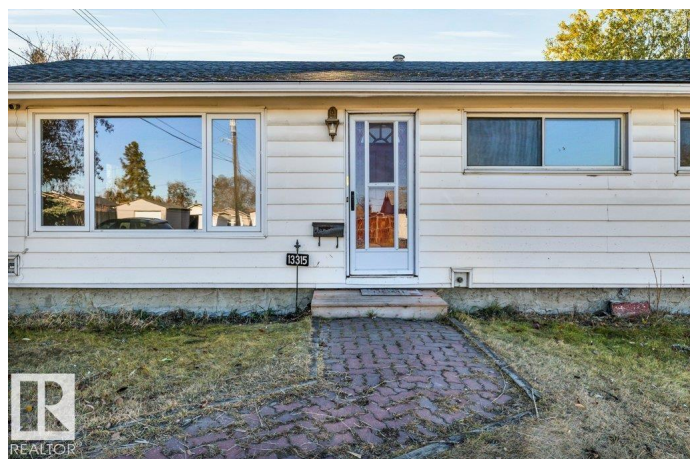
Wellington, Edmonton, AB

Excellent entry level home for renting, holding, re-development or living. The RARE LOT and location is its ace in the hole. Spanning 765sqm including a 204sqm city easement leased by the owner. Spanning 75ft wide by 110ft deep with 55ft frontage for usable re-development. This property offers multiple opportunities for a new owner, from an affordable home offering privacy in an excellent location with a huge yard. Sweat equity and upgrades will surely increase this homes value. This home has been easily rented constantly for years and could make a great addition to your portfolio. Build an infill, the lot potential offers a variety of options. The home itself has a new roof, fresh paint, lighting and some flooring. The garage current has little to no value and is begging for oversized double, triple or garage suite to be built. Exceptional street and location just steps from schools, park and shopping.

Built in 1959

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464011  |
| Price      | \$285,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,039                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13315 133 Avenue |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 3S8          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | Hood Fan                  |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                              |
| Exterior Features | Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Metal                                                                              |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 30th, 2025 |
|-------------|--------------------|

Days on Market 3

Zoning Zone 01

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Listing information last updated on November 2nd, 2025 at 12:32am MDT