

\$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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