

Courtesy Of Haley Streu And Dwight Streu Of MaxWell Polaris

## \$350,000 - 13011 137 Avenue, Edmonton

MLS® #E4453493

**\$350,000**

4 Bedroom, 2.00 Bathroom, 1,167 sqft  
Single Family on 0.00 Acres

Wellington, Edmonton, AB

Immaculately maintained bungalow on a massive 6,700+ sq ft lot! Located just steps from shops, restaurants, public transportation, and more, you can't beat this location. The main floor is flooded with natural light from large windows at the front, side, and back of the home. The kitchen features floor-to-ceiling cabinetry, a tiled backsplash, and is in excellent condition. Upstairs offers three spacious bedrooms, all with NEW CARPET, and a 4-piece bathroom. The basement has a SEPARATE entrance, and includes a large rec room w/ a built-in bar, an extra bedroom, storage room, and a 3-piece bathroom. Additional features: Newer vinyl plank throughout the main floor, oversized double garage w/ electrical (ideal for a workshop), newer hot water tank (2023), high-efficiency furnace (2015), fresh paint throughout, new soffits, fascia, eavestroughs, and grading, RV parking, a new washer and dryer & MORE! Move in ready & a quick possession available!

Built in 1962

### Essential Information

MLS® #	E4453493
Price	\$350,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,167
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13011 137 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 4C3

### **Amenities**

Amenities	Bar, Deck, See Remarks
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	McArthur/ St.Angela
Middle	Rosslyn/Sir John Thompson

High

Ross Shep/St.Joseph

### **Additional Information**

Date Listed August 18th, 2025

Days on Market 3

Zoning Zone 01

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