

## **\$384,900 - 12720 135 Avenue, Edmonton**

MLS® #E4426933

**\$384,900**

3 Bedroom, 2.00 Bathroom, 977 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Excellent opportunity for a family or as an investment property. Raised bungalow with 2 bedrooms, a large living/dining area, and a kitchen with lots of cupboard space. 4-piece bath finishes the main floor. Basement features one bedroom, 3-piece bath, and a large flex space, perfect for entertaining. Separate entrance; oversized single-car garage. Located in Wellington - a quiet, family-friendly neighborhood known for its spacious lots, mature trees, and well-maintained parks. With easy access to schools, shopping centers, and major roadways like 137 Avenue and the Yellowhead, it offers both convenience and a strong sense of community. The area's mix of mid-century homes and modern updates makes it an attractive choice for families, first-time buyers, and for an investment.

Built in 1959

### **Essential Information**

MLS® #	E4426933
Price	\$384,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	977



Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12720 135 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3X5

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	29

## Zoning

## Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 1:02am MDT