

## \$399,900 - 13515 131 Street, Edmonton

MLS® #E4430084

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,050 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Rejoice! This charming bungalow in the heart of Wellington offers park views, RV parking, suite potential & functional living space! Home boasts an open floor plan including an updated kitchen with timeless white cabinetry & central island adjacent a generous eating area & direct backyard access. A spacious living rm is anchored by a large picture window overlooking a park and presenting plenty of natural light. 3 good sized bdrms & an updated 4pce bath complete the main flr. The lower level presents amazing opportunities for your touches; the perfect man cave, kids space or even potential for a legal suite. Basement bath is complete! Visible foundation offers complete piece of mind for your investment & highlights the integrity of this lovely home. Featuring stellar location across from greenspace & near all of the best amenities & bus routes. Newer windows & shingles, updated finishing, upgraded kitchen, updated fixtures, flat ceilings, versatile fenced backyard /w potential RV parking! A perfect opportunity!

Built in 1959

### Essential Information

MLS® # E4430084

Price \$399,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13515 131 Street
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1N9

### Amenities

Amenities	Off Street Parking, On Street Parking, Hot Water Natural Gas, Parking-Extra, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	6
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	50x124
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	22
Zoning	Zone 01

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