

Courtesy Of Jeff Pringle Of Real Broker

\$395,000 - 13219 136a Avenue, Edmonton

MLS® #E4464913

\$395,000

5 Bedroom, 1.50 Bathroom, 1,112 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Investor/Big family alert! LARGE LOT With Endless Potential! This well maintained home sits on an extra large lot with back lane access and incredible opportunity for future development. The separate back door gives this property the ability to add a basement suite. Pride of ownership is evident throughout with a heated double garage, central air conditioning (installed last year), irrigation system, central vacuum and a newer roof and high-efficiency furnace (both less than five years old). The main floor offers a bright living area with three bedrooms, a full bath and kitchen boasting stainless steel appliances, while the fully finished basement features two bedrooms, a half bath, and a spacious recreation room. Enjoy the beautifully kept yard, perfect for entertaining, gardening, or your future INVESTMENT project. Located close to parks, schools, shopping, and major routes, this home is perfect for the growing family or developer.

Built in 1960

Essential Information

MLS® #	E4464913
Price	\$395,000
Bedrooms	5
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,112
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13219 136a Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 4B7

Amenities

Amenities	Air Conditioner, Detectors Smoke
Parking Spaces	6
Parking	Double Garage Detached, Parking Pad Cement/Paved

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed November 6th, 2025
Zoning Zone 01

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