

Courtesy Of Billy Assaf Of RE/MAX River City

## **\$479,900 - 13410 134 Avenue, Edmonton**

MLS® #E4450261

**\$479,900**

4 Bedroom, 2.00 Bathroom, 1,098 sqft  
Single Family on 0.00 Acres

Wellington, Edmonton, AB

This beautifully maintained bungalow offers a perfect blend of comfort and convenience. Located in the mature community of Wellington on a large corner lot. Tons of upgrades throughout, this home also features a new front veranda and true separate entrance directly to the basement. The main floor features 3 spacious bedrooms, a 4-piece bathroom, a mudroom and stunning kitchen that is both functional and stylish. The finished basement includes a second kitchen, an additional bedroom, 4-piece bathroom and den, providing ample space for family or guests,, option for a second laundry all ready to go. Outside, you'll find a heated double detached garage, RV parking and a large well-kept yard with new patio and landscape, perfect for outdoor activities and family get togethers. A minute away from shopping, Restaurants, schools, playgrounds, and other amenities, this home is ideal for families seeking a peaceful and accessible neighborhood. A truly exceptional property, ready to welcome its new owners.

Built in 1958

### **Essential Information**

MLS® #	E4450261
Price	\$479,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,098
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13410 134 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3V9

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Front Porch, Hot Water Tankless
Parking	Double Garage Detached, Heated, Over Sized, RV Parking

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco

Foundation            Concrete Perimeter

### **School Information**

Elementary            McArthur School

Middle                Rosslyn School

High                    Ross Sheppard School

### **Additional Information**

Date Listed            July 29th, 2025

Days on Market      51

Zoning                 Zone 01

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Listing information last updated on September 18th, 2025 at 3:18pm MDT