

\$399,999 - 13116 136 Avenue, Edmonton

MLS® #E4447869

\$399,999

5 Bedroom, 2.00 Bathroom, 1,048 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome to 13116 136 Ave NW, a well-maintained 5-bedroom, 2-bathroom bungalow nestled in the heart of Wellington. This home offers the perfect blend of vintage character and practical updates, making it ideal for families, investors, or first-time buyers—complete with a DREAM MECHANIC GARAGE + RV PARKING! Step inside to a spacious main level featuring three bedrooms and one full bathroom, a bright carpeted living room (with original hardwood underneath), a cozy dining area, and a functional kitchen. The fully finished basement includes two additional bedrooms, a second bathroom, and a large rec room—perfect for movie nights, hobbies, or a home gym. The highlight? A DREAM MECHANIC GARAGE—26' x 27', HEATED with both forced air and in-floor heating, OVERSIZED, and fully equipped with ventilation and air compressor lines—just hook up your compressor! Ideal for home workshops or hobbyists. Located on a quiet street near schools, parks, and shopping, with easy access to Yellowhead Trail and downtown.

Built in 1959

Essential Information

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Price	\$399,999
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,048
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13116 136 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 4B3

Amenities

Amenities	Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Workshop, See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Heated, Over Sized, See Remarks

Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	McArthur School
Middle	A. Blair McPherson School
High	Ross Sheppard School

Additional Information

Date Listed	July 15th, 2025
Days on Market	39
Zoning	Zone 01

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