

## \$479,900 - 12916 136 Avenue, Edmonton

MLS® #E4440983

**\$479,900**

5 Bedroom, 2.00 Bathroom, 1,052 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

**\*\*\* WONDERFUL in WELLINGTON! \*\*\*** Beat inflation and tariffs by owning a piece of real estate that PAYS you every month! This 3+2 Bdrm renovated bungalow features not only a beautifully updated main floor, but a LEGAL 2 BDRM BASEMENT SUITE! (Currently rented til Oct2025, tenant would love to stay). Live upstairs, while collecting monthly rental income from the basement suite! Or, if you're an investor, with Edmonton vacancy rates at all-time lows and rents rising, rent the upstairs level to another tenant and increase your cashflow! Either way: You Are Winning. This home boasts updated high-eff. furnaces and hot-water on-demand, plumbing, windows, renovated kitchens upstairs and down, super efficient layout with loads of storage for both levels, and convenient shared laundry downstairs. MASSIVE south facing lot with mature tree for shade, and huge back yard for kids/pets. Oversized double detached garage keeps your vehicles/tools safe & out of the elements. This MIGHT be the one you've been waiting for!

Built in 1959

### Essential Information

MLS® # E4440983

Price \$479,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,052                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Back Split             |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 12916 136 Avenue |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 4B1          |

### **Amenities**

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Hot Water Tankless, No Animal Home                    |
| Parking   | Double Garage Detached, Over Sized, Rear Drive Access |

### **Interior**

|              |                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                                |
| Stories      | 2                                                                                                                        |
| Has Suite    | Yes                                                                                                                      |
| Has Basement | Yes                                                                                                                      |
| Basement     | Full, Finished                                                                                                           |

### **Exterior**

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                     |
| Exterior Features | Back Lane, Fenced, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Stucco                                                                                                                     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 6th, 2025

Days on Market                10

Zoning                            Zone 01

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Listing information last updated on June 16th, 2025 at 8:02pm MDT