\$459,900 - 12808 133 Av Nw, Edmonton

MLS® #E4461834

\$459,900

5 Bedroom, 2.00 Bathroom, 1,050 sqft Single Family on 0.13 Acres

Wellington, Edmonton, Alberta

This legally suited, conveniently located home in the community of Wellington offers a fantastic opportunity for investors or savvy homeowners. This large corner lot (542m2) property features a refreshed main floor with updates throughout the spacious living room, dining area, and a well-appointed kitchen. 3 bedrooms, an electric fireplace and a modern 4-piece bathroom complete the main level. Downstairs, the separate legal suite with a private entrance offers excellent rental potential. The basement features 2 bedrooms, a large family room, second electric fireplace, and a full 4-piece bathroom, perfect for extended family, tenants, or Airbnb. Upgrades include newer shingles, main floor windows (2020) and recent interior renovations. The fully fenced yard includes a large concrete patio and a single detached garage, with ample street parking thanks to the corner lot. Whether you're expanding your portfolio or looking to offset your mortgage with rental income, this property checks all the boxes. (id:6289)



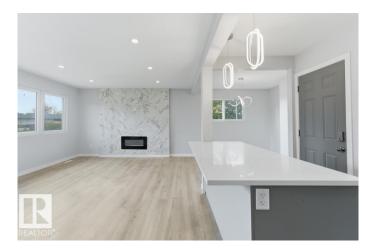
Essential Information

Listing # E4461834 Price \$459,900

Bedrooms 5
Bathrooms 2.00







Square Footage 1,050
Acres 0.13
Year Built 1959

Type Single Family

Sub-Type Freehold
Style Bungalow

Community Information

Address 12808 133 Av Nw

Subdivision Wellington
City Edmonton
Province Alberta
Postal Code T5L3S3

Amenities

Amenities Playground, Public Transit, Schools, Shopping

Features Corner Site, See remarks, Lane

Parking Detached Garage

of Garages 1

Interior

Appliances Washer/Dryer Stack-Up, Refrigerator, Two stoves, Dishwasher

Heating Forced air

Fireplace Yes

Fireplaces Electric

of Stories 1

Has Basement Yes
Basement Suite

Listing Details

Listing Office Royal Lepage Arteam Realty





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