

\$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)

Built in 1959

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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