

\$475,000 - 12807 135 Avenue, Edmonton

MLS® #E4463315

\$475,000

5 Bedroom, 2.50 Bathroom, 1,064 sqft  
Single Family on 0.00 Acres

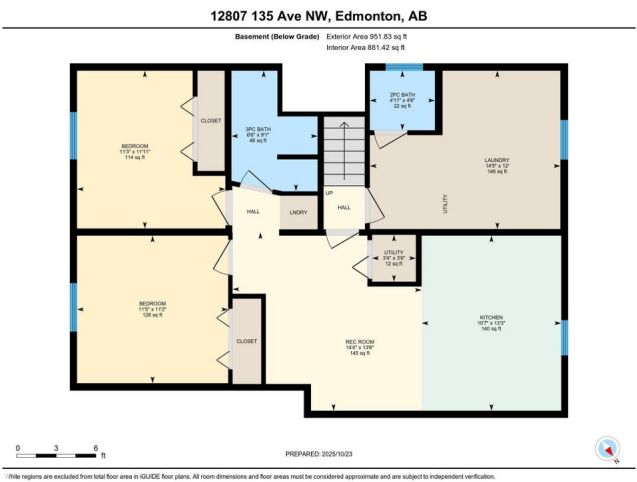
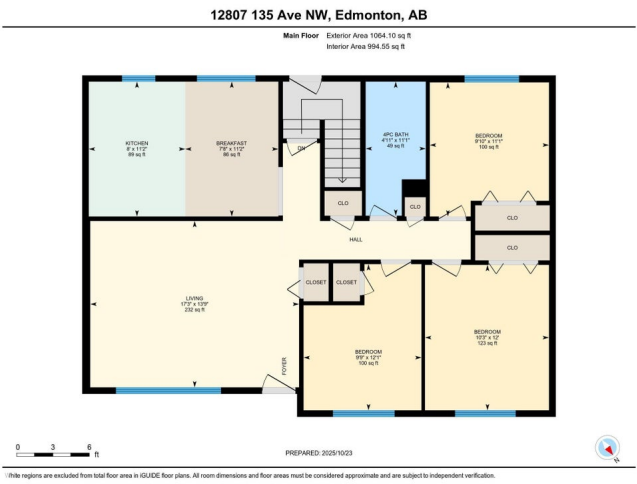
Wellington, Edmonton, AB

EXCELLENT REVENUE PROPERTY! FULLY RENOVATED & RENTED Bungalow With A LEGAL Basement Suite In Mature Wellington! Main floor offers: large and bright living room, efficient kitchen with dining area, 3 ample bedrooms and 4pc bath. Downstairs suite contains: spacious kitchen and living area, 2 additional bedrooms, 3pc bath and laundry. The basement utility room has a separate 2pc bath and laundry for the main floor user. Major upgrades include: vinyl windows, siding, shingles, two furnaces, hot water tank, sewer line, electrical panel and low maintenance flooring throughout. Fully fenced south facing yard with double detached garage and 2 extra parking stalls adjacent to the driveway are a bonus. Conveniently situated within walking distance to public transportation, schools and the many amenities along 137 Avenue. Quick access to Downtown and major routes. OPPORTUNITY KNOCKS!

Built in 1959

Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463315  |
| Price      | \$475,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,064                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 12807 135 Avenue |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 3X4          |

### **Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking-Extra, Vinyl Windows |
| Parking Spaces | 4                            |
| Parking        | Double Garage Detached       |

### **Interior**

|              |                                                                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Storage Shed, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Curtains and Blinds, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                           |
| Stories      | 2                                                                                                                                                                   |
| Has Suite    | Yes                                                                                                                                                                 |
| Has Basement | Yes                                                                                                                                                                 |
| Basement     | Full, Finished                                                                                                                                                      |

### **Exterior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stucco                                                                                                  |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Kensington Elementary  
Middle                              Sir John Thompson Jr HS  
High                                 St. Joseph Catholic High

**Additional Information**

Date Listed                      October 24th, 2025  
Days on Market                16  
Zoning                              Zone 01

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Listing information last updated on November 9th, 2025 at 2:32am MST