

\$310,000 - 13604 132 Avenue, Edmonton

MLS® #E4458476

\$310,000

3 Bedroom, 1.00 Bathroom, 1,074 sqft

Single Family on 0.00 Acres

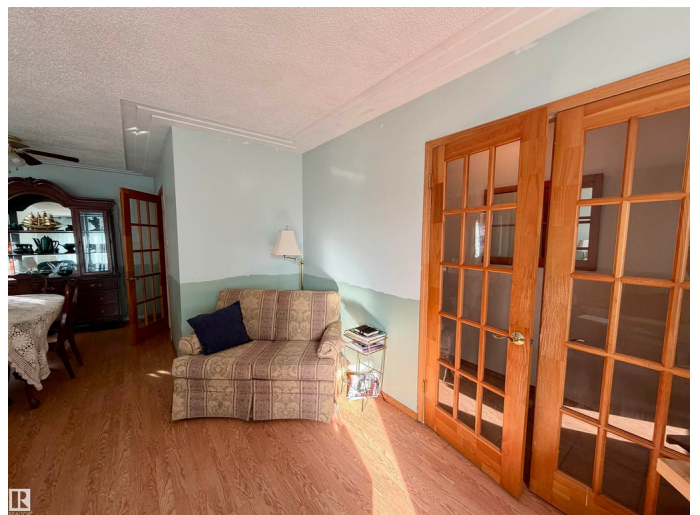
Wellington, Edmonton, AB

Affordable bungalow in the mature neighbourhood of Wellington, Edmonton. Three bedrooms on the main floor and one full bathroom. Laminate & tile flooring - no carpets. All vinyl windows on both levels – the basement has an impressive amount of light with 7 windows! Other updates over the years include the electrical and roof on the home and hot water tank. Laundry is located in the basement. The lot is 47.9' x 120' and has a fenced-in yard & single detached garage with back lane access. Located across the street from a junior high school. This is a judicial listing and only unconditional offers are considered. Property is being sold as-is.

Built in 1958

Essential Information

MLS® #	E4458476
Price	\$310,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,074
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

Community Information

Address	13604 132 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3R7

Amenities

Amenities	Vinyl Windows
Parking	Single Garage Detached

Interior

Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 18th, 2025
Days on Market	43
Zoning	Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 31st, 2025 at 1:02am MDT