

## \$374,900 - 13419 131 Street, Edmonton

MLS® #E4446846

**\$374,900**

4 Bedroom, 2.00 Bathroom, 1,064 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome to this well-maintained 4-bedroom, 2-bathroom bungalow nestled in the heart of the sought-after Wellington community. This spacious home sits on a massive lot, offering endless outdoor potential – whether you’re dreaming of a garden, play space, or future garage or workshop. Inside, you’ll find a bright and functional layout, perfect for families or investors. The main floor features a large living area, a well-kept kitchen, and comfortable bedrooms. The finished basement offers additional living space, extra bedrooms, and a second bathroom – ideal for guests, extended family, or a potential suite. This home has been lovingly cared for over the years and is move-in ready, while still offering opportunity for your personal touches. Don’t miss your chance to own in a mature neighborhood with easy access to schools, parks, shopping, and transit!

Built in 1959

### Essential Information

MLS® #	E4446846
Price	\$374,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
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	13419 131 Street
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1N8

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 9th, 2025
Days on Market	7
Zoning	Zone 01

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