# \$389,000 - 13619 132 Street, Edmonton

MLS® #E4428073

### \$389.000

4 Bedroom, 1.50 Bathroom, 1,076 sqft Single Family on 0.00 Acres

Wellington, Edmonton, AB

RARE FIND! Lots of DEVELOPMENT POTENTIAL for this 3 level split. HUGE (12884 SF) 1197m2 chainlink fenced and treed lot. Cul de sac lot fronts to island park. FEATURES: large living, formal dining room and kitchen at rear overlooking the backyard ideal for young families, 3 bedrooms on upper level, with one bedroom off the family room, basement finished and lots of crawl space for storage. Gas dryer. Furnace and Hot Water Tank 2013. Large double garage 22x22 built 1979, (16 x 8 ft wood door) sidewalks redone in 1982, Shingles 4 years old including insulation, soffits and facia. Beautiful treed lot wrapped in chainlink fence facing east. Terrific opportunity for sweat equity for an investor or young family. Located close to shopping, schools and public transportation. Easy access to major roadways. Priced right at \$389,000!!

Built in 1961

**Bathrooms** 

#### **Essential Information**

MLS® # E4428073
Price \$389,000
Bedrooms 4

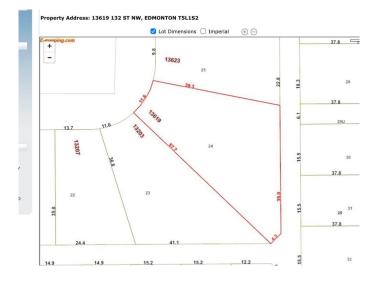
1.50

Full Baths 1

Half Baths 1







Square Footage 1,076 Acres 0.00 Year Built 1961

Type Single Family

Sub-Type Detached Single Family

Style 3 Level Split

Status Active

## **Community Information**

Address 13619 132 Street

Area Edmonton
Subdivision Wellington
City Edmonton
County ALBERTA

Province AB

Postal Code T5L 1S2

#### **Amenities**

Amenities Crawl Space, Detectors Smoke, No Animal Home, No Smoking Home

Parking Spaces 4

Parking Double Garage Detached

#### Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Vacuum System Attachments, Washer, See Remarks

Heating Forced Air-1, Natural Gas

Stories 3 Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Public

Transportation, Schools, Shopping Nearby, Treed Lot, Vegetable

Garden

Lot Description 39.x 4.3x 57.7

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 26th, 2025

Days on Market 8

Zoning Zone 01

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Listing information last updated on April 3rd, 2025 at 3:02am MDT