

# \$374,800 - 13420 134 Street, Edmonton

MLS® #E4427769

**\$374,800**

4 Bedroom, 1.50 Bathroom, 945 sqft

Single Family on 0.00 Acres

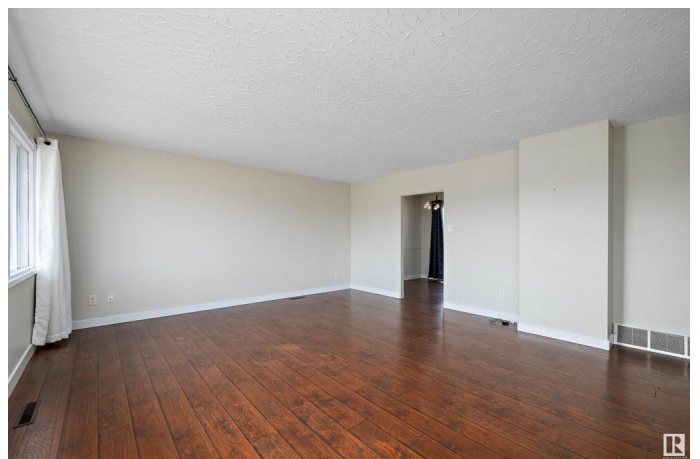
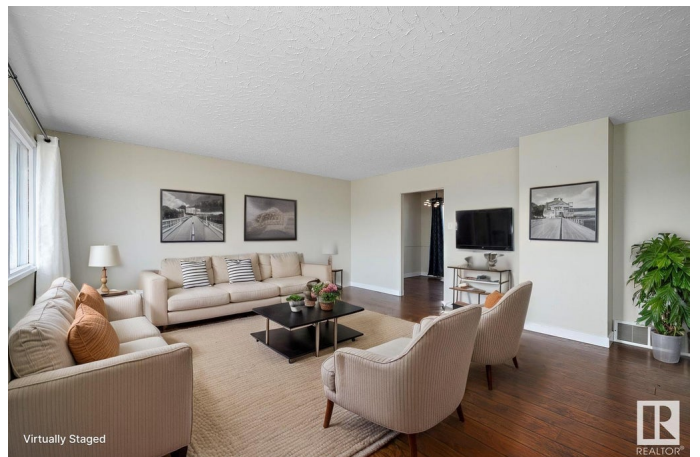
Wellington, Edmonton, AB

Welcome to this charming and well-loved home, perfectly located across from an elementary school and just minutes from all the essentials! The fully renovated main floor offers 3 bright bedrooms, a stylish 4-piece bath, and a spacious living room—perfect for game nights or cozy movie marathons. Downstairs, there’s even more space to enjoy with a huge rec room, a 4th bedroom, and room for a custom bathroom, plus the potential for a separate entrance! With over 1,800 sq. ft. of living space, there's plenty of room to make it your own. Step outside to a huge backyard, perfect for summer BBQs, with RV parking and an oversized single detached garage. Thoughtful updates over the years include a newer roof, windows, hot water tank, and fridge. Need a mortgage helper? The basement layout is ideal for a future legal or in-law suite. Don’t miss out on this fantastic home in an unbeatable location!

Built in 1958

## Essential Information

MLS® #	E4427769
Price	\$374,800
Bedrooms	4
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	945
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13420 134 Street
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1W4

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows
Parking	Over Sized, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	McArthur School
Middle	Rosslyn School
High	Ross Sheppard School

### **Additional Information**

Date Listed            March 27th, 2025

Days on Market      9

Zoning                 Zone 01

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Listing information last updated on April 4th, 2025 at 11:47pm MDT