

# \$310,000 - 13604 132 Avenue, Edmonton

MLS® #E4458476

## \$310,000

3 Bedroom, 1.00 Bathroom, 1,076 sqft  
Single Family on 0.00 Acres

Wellington, Edmonton, AB

Affordable bungalow in the mature neighbourhood of Wellington, Edmonton. 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 | 1,076                  |
| 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      | See Remarks       |
| Stories      | 2                 |
| Has Basement | Yes               |
| Basement     | Full, See Remarks |

### **Exterior**

|                   |                   |
|-------------------|-------------------|
| Exterior          | Wood, Stucco      |
| Exterior Features | Back Lane, Fenced |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco      |
| Foundation        | See Remarks       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 01              |

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Listing information last updated on September 19th, 2025 at 1:32am MDT