

## \$499,900 - 13331 131 Street, Edmonton

MLS® #E4442938

**\$499,900**

5 Bedroom, 4.00 Bathroom, 1,344 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

INCREDIBLE 5 bedroom 4 bathroom LEGAL suited bungalow in Wellington! This house was completely renovated in 2020, including roof, windows, full interior renovation featuring all new granite countertops, laminate flooring, resilient channel SOUND PROOFING, separate entrances and separate laundry! 1344 square foot main floor suite has huge living room and kitchen, laundry room, 3 bedrooms plus 2 full 4 piece bath including ensuite in the primary bedroom! 1169 square foot lower level suite features 2 beds plus 2 full 4 piece bathrooms including ensuite in the primary bedroom! Proper mechanical room was built, complete with 2 furnaces, hot water tank, upgraded electrical and stacked laundry! Huge common back yard with double detached garage! This property is fully rented, generating \$3,720 gross rent, potentially making this a tremendous investment opportunity!

Built in 1960

### Essential Information

MLS® #	E4442938
Price	\$499,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4



Square Footage	1,344
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13331 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	Dryer, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed June 18th, 2025

Days on Market 12

Zoning Zone 01

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Listing information last updated on June 30th, 2025 at 2:02am MDT