

## **\$435,000 - 13803 133 Avenue, Edmonton**

MLS® #E4441160

**\$435,000**

5 Bedroom, 2.00 Bathroom, 1,421 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome to this beautifully bi-level home, located on a quiet street in the Wellington neighborhood. It offers a total of 5 bedrooms and 2 full bathrooms. Recent upgrades include central air conditioning, a new furnace, hot water tank, vinyl-clad windows, and updated bathtub, sinks, tile, and fixtures. The main floor features hardwood floors, a bright and spacious living room with a large bow window, and a private dining room conveniently accessible from both the living room and the kitchen. The fully finished basement has 3 additional bedrooms, a brand-new 3-piece bathroom, and a generous family/entertainment area. Unique to this home, the basement provides dual access points to the main level for added functionality and flow. Situated on a fully fenced and landscaped lot, the property includes an oversized single garage and extra rear parking—perfect for an RV or holiday trailer. This is a must-see home for those in need of space, comfort, and move-in-ready quality in a family-friendly community.

Built in 1958

### **Essential Information**

MLS® # E4441160

Price \$435,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,421
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	13803 133 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3T3

### Amenities

Amenities	Air Conditioner, Deck, Vinyl Windows
Parking	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	1
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	MCARTHUR SCHOOL
Middle	ROSSLYN SCHOOL
High	Ross Sheppard School

### **Additional Information**

Date Listed            June 7th, 2025

Days on Market      27

Zoning                Zone 01

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