

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

MLS® #E4428073

**\$389,000**

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

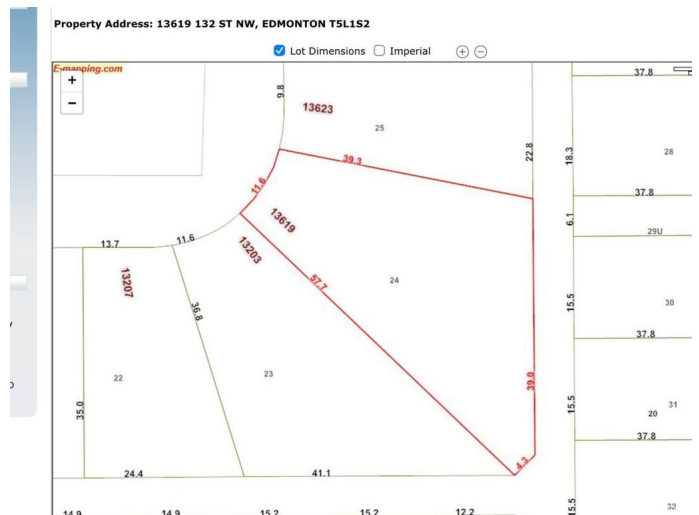
Wellington, Edmonton, AB

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 fascia. 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

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4428073  |
| Price      | \$389,000 |
| Bedrooms   | 4         |
| Bathrooms  | 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 1:17am MDT