

## \$349,900 - 13207 133 Avenue, Edmonton

MLS® #E4460456

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,067 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome to Wellington! This home sits on a generous lot with plenty of open space as you walk in. The main floor offers a functional layout with a kitchen, living room, three bedrooms, and a full bathroom. The basement includes a den, a recreation area, a second bathroom, and a laundry room – ideal for extra living space. Outside, you'll find a single detached garage and a spacious yard with room to expand, garden, or build. The lot size, layout, and location make it a great option to call home. Located near all amenities and directly across from green space, there is many reasons to call this home for many years!

Built in 1959

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4460456               |
| Price          | \$349,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,067                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13207 133 Avenue |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 1A8          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Mcarthur School      |
| Middle     | Rosslyn School       |
| High       | Ross Sheppard School |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 01           |

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Listing information last updated on October 25th, 2025 at 3:17pm MDT