

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

MLS® #E4428073

**\$389,000**

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

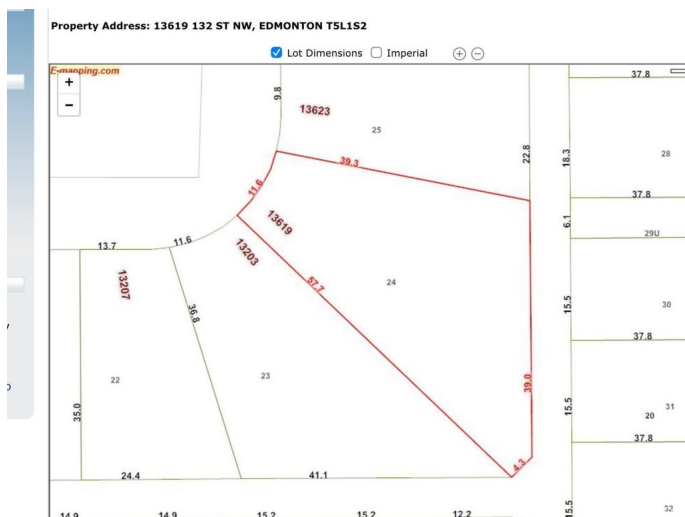
Wellington, Edmonton, AB

**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 7

Zoning Zone 01

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Listing information last updated on April 2nd, 2025 at 1:17pm MDT