

## \$469,900 - 12916 136 Avenue, Edmonton

MLS® #E4440983

**\$469,900**

5 Bedroom, 2.00 Bathroom, 1,052 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

\*\*\* WONDERFUL in WELLINGTON! \*\*\* Beat inflation and tariffs by owning a piece of real estate that PAYS you every month! This 3+2 Bdrm renovated bungalow features not only a beautifully updated main floor, but a LEGAL 2 BDRM BASEMENT SUITE! (Currently rented til Oct2025, tenant would love to stay). Live upstairs, while collecting monthly rental income from the basement suite! Or, if you're an investor, with Edmonton vacancy rates at all-time lows and rents rising, rent the upstairs level to another tenant and increase your cashflow! Either way: You Are Winning. This home boasts updated high-eff. furnaces and hot-water on-demand, plumbing, windows, renovated kitchens upstairs and down, super efficient layout with loads of storage for both levels, and convenient shared laundry downstairs. MASSIVE south facing lot with mature tree for shade, and huge back yard for kids/pets. Oversized double detached garage keeps your vehicles/tools safe & out of the elements. This MIGHT be the one you've been waiting for!

Built in 1959

### Essential Information

MLS® # E4440983

Price \$469,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,052
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Back Split
Status	Active

### **Community Information**

Address	12916 136 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 4B1

### **Amenities**

Amenities	Hot Water Tankless, No Animal Home
Parking	Double Garage Detached, Over Sized, Rear Drive Access

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 6th, 2025

Days on Market                38

Zoning                            Zone 01

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