

## \$419,900 - 12824 134 Avenue, Edmonton

MLS® #E4426792

**\$419,900**

5 Bedroom, 2.00 Bathroom, 1,049 sqft  
Single Family on 0.00 Acres

Wellington, Edmonton, AB

FULLY RENTED BUNGALOW IN A HIGH-DEMAND AREA. This well-maintained property has a 3 BEDROOM MAIN FLOOR plus a basement with a SECOND KITCHEN, accessible from a SEPARATE ENTRANCE, offering excellent flexibility for investors. Recent upgrades include a FURNACE (2017), HOT WATER TANK (2019), and interior / exterior upgrades (2019-21). The main floor and basement have been RECENTLY UPDATED WITH new flooring, fresh paint and trim. LOCATED NEAR schools, shopping along 137 Ave, St. Albert Trail, and Yellowhead Highway—just minutes from Kingsway and NAIT. A TURNKEY INVESTMENT offering a stress-free way to enter or expand in the rental market. Whether you're an experienced investor or looking for a LOW MAINTENANCE income property, this one checks all the boxes.

Built in 1959

### Essential Information

MLS® #	E4426792
Price	\$419,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,049



Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12824 134 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3V5

### Amenities

Amenities	On Street Parking, Deck
Parking	Over Sized, Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Storage Shed, Washer, See Remarks, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 21st, 2025
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Days on Market 47

Zoning Zone 01

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