

## \$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 |
|-------------|------------------|

Days on Market 115

Zoning Zone 01

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Listing information last updated on July 14th, 2025 at 3:47am MDT