

\$285,000 - 13315 133 Avenue, Edmonton

MLS® #E4464011

\$285,000

3 Bedroom, 1.00 Bathroom, 1,039 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Excellent entry level home for renting, holding, re-development or living. The RARE LOT and location is its ace in the hole. Spanning 765sqm including a 204sqm city easement leased by the owner. Spanning 75ft wide by 110ft deep with 55ft frontage for usable re-development. This property offers multiple opportunities for a new owner, from an affordable home offering privacy in an excellent location with a huge yard. Sweat equity and upgrades will surely increase this homes value. This home has been easily rented constantly for years and could make a great addition to your portfolio. Build an infill, the lot potential offers a variety of options. The home itself has a new roof, fresh paint, lighting and some flooring. The garage current has little to no value and is begging for oversized double, triple or garage suite to be built. Exceptional street and location just steps from schools, park and shopping.

Built in 1959

Essential Information

MLS® #	E4464011
Price	\$285,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,039
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13315 133 Avenue
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3S8

Amenities

Amenities	Deck
Parking Spaces	2
Parking	Double Garage Detached

Interior

Appliances	Hood Fan
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 30th, 2025
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Days on Market 4

Zoning Zone 01

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