

## \$389,000 - 13316 139 Street, Edmonton

MLS® #E4463251

**\$389,000**

2 Bedroom, 1.00 Bathroom, 1,087 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

WELLINGTONâ€™S BEST BUY! INVESTOR ALERT! Sitting on a spacious 608.41 m<sup>2</sup> CORNER LOT alley, this charming bungalow is tucked away on a quiet street and features a stunning newly upgraded kitchen open to a bright nook with oversized windows and open-beam ceiling. Originally a 3-bedroom home, itâ€™s been converted to a large primary suite plus one additional bedroom. Enjoy the park-like west-facing backyard with mature trees and a detached garage. The basement includes a cozy living room, corner bar, and extra bedroom. Fantastic location â€” move-in ready and full of potential! IDEAL FOR REDEVELOPMENT FOR UPTO 8 UNITS

Built in 1958

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4463251      |
| Price          | \$389,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,087         |
| Acres          | 0.00          |
| Year Built     | 1958          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13316 139 Street |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 2C2          |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Bar, Carbon Monoxide Detectors, Deck |
| Parking Spaces | 4                                    |
| Parking        | Over Sized, Single Garage Detached   |

### Interior

|              |                                                                                       |
|--------------|---------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas                                                             |
| Stories      | 2                                                                                     |
| Has Suite    | Yes                                                                                   |
| Has Basement | Yes                                                                                   |
| Basement     | Full, Finished                                                                        |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Stucco                                                                |
| Foundation        | Concrete Perimeter                                                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 16                 |
| Zoning         | Zone 01            |

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Listing information last updated on November 8th, 2025 at 9:32am MST