

## \$499,900 - 13331 131 Street, Edmonton

MLS® #E4442938

**\$499,900**

5 Bedroom, 4.00 Bathroom, 1,344 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

INCREDIBLE 5 bedroom 4 bathroom LEGAL suited bungalow in Wellington! This house was completely renovated in 2020, including roof, windows, full interior renovation featuring all new granite countertops, laminate flooring, resilient channel SOUND PROOFING, separate entrances and separate laundry! 1344 square foot main floor suite has huge living room and kitchen, laundry room, 3 bedrooms plus 2 full 4 piece bath including ensuite in the primary bedroom! 1169 square foot lower level suite features 2 beds plus 2 full 4 piece bathrooms including ensuite in the primary bedroom! Proper mechanical room was built, complete with 2 furnaces, hot water tank, upgraded electrical and stacked laundry! Huge common back yard with double detached garage! This property is fully rented, generating \$3,720 gross rent, potentially making this a tremendous investment opportunity!

Built in 1960

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442938  |
| Price      | \$499,900 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,344                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13331 131 Street |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 1N8          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dryer, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-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, Landscaped, Playground Nearby, Public Swimming Pool, Schools |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

Date Listed June 18th, 2025

Days on Market 77

Zoning Zone 01

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Listing information last updated on September 3rd, 2025 at 5:17am MDT