

## \$299,900 - 13407 138 Street, Edmonton

MLS® #E4446722

**\$299,900**

1 Bedroom, 1.00 Bathroom, 1,003 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Have you ever imagined designing the interior of your own home? Now it's your chance to bring your vision to life with a blank slate! Whether you prefer three bedrooms upstairs or a spacious single bedroom with a huge walk-in closet, the choice is yours. Dreaming of an open-concept kitchen and living area, or perhaps a cozy sit-up eating bar overlooking the kitchen? The possibilities are endless! Situated on a large lot in the desirable community of Wellington, this property offers tremendous potential to build your equity. Features include a double detached heated garage built in 2008, RV/boat parking and an open carport leading to the backyard—perfect for all your storage needs. Enjoy the convenience of nearby parks, schools and a variety of amenities. Don't miss this incredible opportunity to create the home of your dreams in a fantastic location!

Built in 1958

### Essential Information

MLS® #	E4446722
Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,003



Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13407 138 Street
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2C3

### **Amenities**

Amenities	On Street Parking
Parking Spaces	7
Parking	Double Garage Detached, Parking Pad Cement/Paved, RV Parking, Single Carport

### **Interior**

Appliances	Garage Opener, Water Softener
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	McArthur
Middle	Sir John Thompson Catholic

High Ross Sheppard

**Additional Information**

Date Listed July 9th, 2025

Days on Market 3

Zoning Zone 01

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