

## \$459,900 - 12808 133 Avenue, Edmonton

MLS® #E4461834

**\$459,900**

5 Bedroom, 2.00 Bathroom, 1,050 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

This legally suited, conveniently located home in the community of Wellington offers a fantastic opportunity for investors or savvy homeowners. This large corner lot (542m2) property features a refreshed main floor with updates throughout the spacious living room, dining area, and a well-appointed kitchen. 3 bedrooms, an electric fireplace and a modern 4-piece bathroom complete the main level. Downstairs, the separate legal suite with a private entrance offers excellent rental potential. The basement features 2 bedrooms, a large family room, second electric fireplace, and a full 4-piece bathroom, perfect for extended family, tenants, or Airbnb. Upgrades include newer shingles, main floor windows (2020) and recent interior renovations. The fully fenced yard includes a large concrete patio and a single detached garage, with ample street parking thanks to the corner lot. Whether you're expanding your portfolio or looking to offset your mortgage with rental income, this property checks all the boxes.

Built in 1959

### Essential Information

MLS® # E4461834

Price \$459,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,050                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12808 133 Avenue |
| Area        | Edmonton         |
| Subdivision | Wellington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 3S3          |

### Amenities

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

### Interior

|              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| Appliances   | Stacked Washer/Dryer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas                                                                   |
| Fireplace    | Yes                                                                                         |
| Fireplaces   | Remote Control                                                                              |
| Stories      | 2                                                                                           |
| Has Suite    | Yes                                                                                         |
| Has Basement | Yes                                                                                         |
| Basement     | Full, Finished                                                                              |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                 |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | McArthur          |
| Middle     | Sir John Thompson |
| High       | Queen Elizabeth   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 01            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 22nd, 2025 at 1:32pm MDT