



## 13531 135 Street Edmonton AB

\$364,900

Your perfect move-in ready bungalow awaits you in the desired neighbourhood of Wellington. This overall 2,200+ Sqft bungalow features 3+1 spacious bedrooms, a 4-piece bath on the main, a bright, spacious, open living area, a good-sized dining room, and a nicely tucked away kitchen. Access the deck area through the sliding doors from the dining area. The Basement features a bedroom plus DEN that can be used as an office space or storage, a large REC room, laundry, a 3-piece bathroom, and a 2ND KITCHEN + SEPARATE SIDE ENTRANCE for added privacy. The FULLY FINISHED basement unit is great for multigenerational families, an in-law suite or a mortgage helper. A double, oversized garage off the rear lane & a huge backyard area to park or store those RV's and other machinery/equipment. Great location to good schools, fine dining, and quick access to 137 AVE, groceries and major chain stores.

Listing Presented By:



Originally Listed by:  
Initia Real Estate

brianattia@yahoo.ca  
<http://www.liveinitia.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)