



## Edmonton Alberta

\$410,000

Welcome to 13116 136 Ave NW, a well-maintained 5-bedroom, 2-bathroom bungalow nestled in the heart of Wellington. This home offers the perfect blend of vintage character and practical updates, making it ideal for families, investors, or first-time buyers--complete with a DREAM MECHANIC GARAGE + RV PARKING! Step inside to a spacious main level featuring three bedrooms and one full bathroom, a bright carpeted living room (with original hardwood underneath), a cozy dining area, and a functional kitchen. The fully finished basement includes two additional bedrooms, a second bathroom, and a large rec room--perfect for movie nights, hobbies, or a home gym. The highlight? A DREAM MECHANIC GARAGE--26' x 27', HEATED with both forced air and in-floor heating, OVERSIZED, and fully equipped with ventilation and air compressor lines--just hook up your compressor! Ideal for home workshops or hobbyists. Located on a quiet street near schools, parks, and shopping, with easy access to Yellowhead Trail and downtown. (id:6769)

Family room 4.12 m X 6.22 m

Bedroom 4 3.22 m X 3.97 m

Laundry room 3.92 m X 3.05 m

Bedroom 5 3.93 m X 3.97 m

Living room 6.16 m X 3.79 m

Dining room 2.46 m X 2.27 m

Kitchen 2.04 m X 3.89 m

Primary Bedroom 3.74 m X 3.75 m

Bedroom 2 3.7 m X 3.42 m

Bedroom 3 2.77 m X 3.22 m

Listing Presented By:



Originally Listed by:  
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