

## **\$369,980 - 13320 130 Street, Edmonton**

---

MLS® #E4433547

**\$369,980**

4 Bedroom, 2.00 Bathroom, 1,101 sqft

Single Family on 0.00 Acres

Wellington, Edmonton, AB

Welcome home to this well kept Kensington bungalow! As you enter the home you're welcomed into a large and bright living room/dinning room area. The main floor includes 3 bedrooms and a 4 piece bath. he fully finished basement. comes with an additional massive living room a large bedroom and a 2 piece bath. The fully fenced yard has a nice private setting with a concrete patio. This home also comes with a large over sized double garage detached garage. This is truly a great opportunity, perfect for any discriminating buyer. Situated just steps from a local neighborhood park and all levels of schooling. Close too all amenities and easy access to the Henday and yellow head trail. Perfect for a first time home buyer or savvy investor looking to build some sweat equity.



Built in 1959

### **Essential Information**

MLS® #	E4433547
Price	\$369,980
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,101
Acres	0.00

Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13320 130 Street
Area	Edmonton
Subdivision	Wellington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1L8

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 1st, 2025
Days on Market	7

## 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 May 8th, 2025 at 8:47pm MDT