

## **\$375,000 - 13207 131a Avenue, Edmonton**

MLS® #E4430740

**\$375,000**

3 Bedroom, 1.00 Bathroom, 1,049 sqft

Single Family on 0.00 Acres

Athlone, Edmonton, AB

Nestled in the desirable Athlone community, this charming CORNER LOT bungalow offers fantastic potential and is ready for your personal touch. Located on a corner lot, this home provides easy access for trailer parking via the back lane, plus a single detached garage for added convenience. Inside, you'll find 3 spacious bedrooms and a well-appointed bathroom. The kitchen boasts plenty of oak cabinetry, offering ample storage space. Recent updates include a newer hot water tank, toilet, dishwasher, soffits, and eaves, as well as approximately 10-year-old shingles, providing peace of mind. The private, fully fenced yard is a standout feature. A 6' maintenance-free fence offers seclusion and a perfect space for outdoor enjoyment. Appliances are included, making this home move-in ready. With some creative updates, this cozy bungalow has the potential to shine and become your perfect home!

Built in 1956

### **Essential Information**

MLS® #	E4430740
Price	\$375,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,049
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13207 131a Avenue
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3P1

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 14th, 2025
Days on Market	4
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 April 18th, 2025 at 8:17pm MDT