

## **\$359,900 - 13207 131a Avenue, Edmonton**

MLS® #E4437604

**\$359,900**

3 Bedroom, 1.00 Bathroom, 1,049 sqft  
Single Family on 0.00 Acres

Athlone, Edmonton, AB

This charming CORNER LOT bungalow nestled on a large lot. This one is a Gem. You'll find 3 spacious bedrooms and a well-appointed bathroom. The kitchen boasts plenty of oak cabinetry. Private yard and detached garage, fully fenced yard is a standout feature. A 6' maintenance-free fence offers seclusion and a perfect space for outdoor enjoyment. Recent updates include a newer furnace, water heater, hot water tank, newer roof, as well as 10-year-old shingles, amazing opportunity for BUILDER, INVESTOR or first time buyer. GREAT location close to all amenities; Yellowhead trail and downtown are close. Shopping, parks, schools, are walking distance. MUCH see. LOTS of new development in the area. DON'T miss out.

Built in 1956

### **Essential Information**

MLS® #	E4437604
Price	\$359,900
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	May 21st, 2025
Days on Market	28
Zoning	Zone 01

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