

## \$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 | 2              |
| Zoning         | Zone 01        |

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Listing information last updated on May 23rd, 2025 at 12:02pm MDT