

\$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	23
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 June 13th, 2025 at 4:18pm MDT