

## \$319,900 - 13207 131a Avenue, Edmonton

MLS® #E4444682

**\$319,900**

3 Bedroom, 1.00 Bathroom, 1,125 sqft

Single Family on 0.00 Acres

Athlone, Edmonton, AB

Situated on a spacious corner lot (37.8m x 15.4m) in the established community of Athlone, this bungalow offers exceptional value with both immediate livability and future redevelopment potential, including the possibility for multi-home builds (subject to city approval). Enjoy rear lane access, ideal for trailer or RV parking, along with a single detached garage. The home features fresh paint, 3 comfortable bedrooms, a bright, functional bathroom, and a kitchen with solid oak cabinetry offering ample storage. Recent updates include a newer hot water tank, toilet, dishwasher, soffits, and eaves, with shingles replaced approximately 10 years ago. The private, fully fenced yard features a 6-foot maintenance-free fence, perfect for relaxing or entertaining. All appliances are included, making the home move-in ready. Whether you're a first-time buyer, investor, or builder, this property offers strong potential and a fantastic location to bring your vision to life.



Built in 1956

### Essential Information

MLS® #	E4444682
Price	\$319,900
Bedrooms	3
Bathrooms	1.00

Full Baths	1
Square Footage	1,125
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	Detectors Smoke, See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Air Conditioner-Window, 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	Back Lane, Corner Lot, Fenced, Flat Site, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 27th, 2025

Days on Market 52

Zoning Zone 01

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