

## \$229,900 - 10317 132 Avenue, Edmonton

MLS® #E4446160

**\$229,900**

3 Bedroom, 2.00 Bathroom, 1,263 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Gorgeous Home offers elegance, magnificent living spaces. This home features 1263 SQFT, 3 bed and 2 Full baths. Stunning curb appeal with vinyl exterior. Inside the front entry boasts an impressive living area. The Chef's Kitchen is outstanding from every angle, showcases tasteful finishes, custom cabinetry. A Sunroom off of the kitchen adds to the footprint of the home. 3 large bedrooms, Full Bathroom with a gorgeous Master Suite. The Finished Basement is perfect for entertaining with a Large Living Room, bathroom and a Large Laundry Room. Upgrade's include: Kitchen, Bedroom Windows, Vinyl Siding, Roof, Tank. The South Facing back yard boasts a private partially covered patio, offers plenty of space, great for entertaining. The Front has direct access to a school field. Plenty of visitor parking on the sides and quick walking distance to the unit. NO CONDO FEE's. In a Great Location close to abundance of schools, playgrounds, shopping centres and public transport

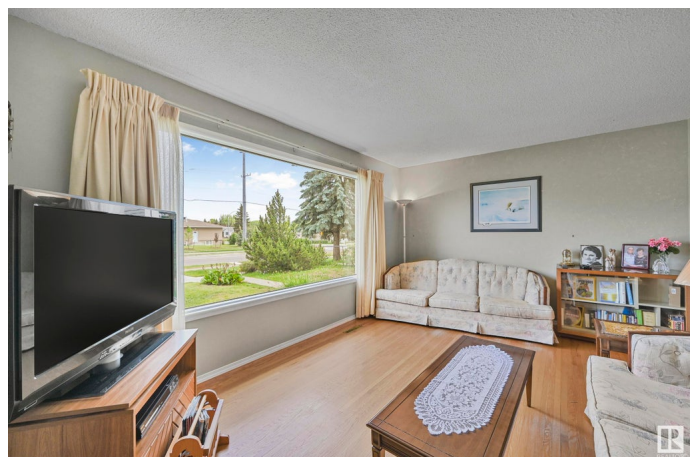
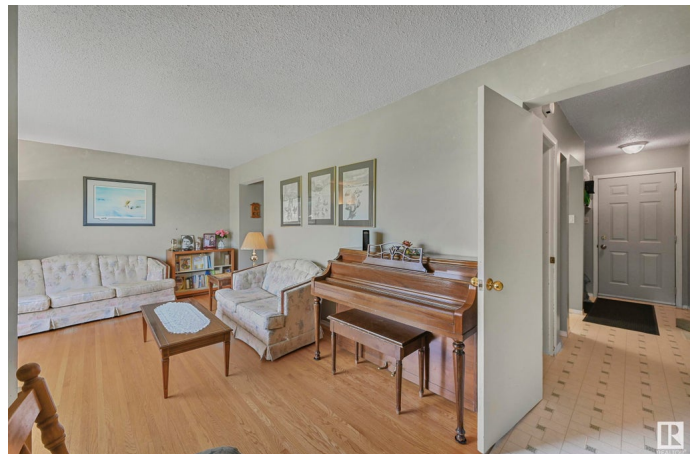
Built in 1961

### Essential Information

MLS® # E4446160

Price \$229,900

Bedrooms 3



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.00                 |
| Full Baths     | 2                    |
| Square Footage | 1,263                |
| Acres          | 0.00                 |
| Year Built     | 1961                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10317 132 Avenue |
| Area        | Edmonton         |
| Subdivision | Lauderdale       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 0Y8          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed July 4th, 2025

Days on Market 3

Zoning Zone 01

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Listing information last updated on July 7th, 2025 at 2:17am MDT