

## **\$310,000 - 13013 132 Avenue, Edmonton**

MLS® #E4448319

**\$310,000**

3 Bedroom, 2.50 Bathroom, 1,388 sqft  
Condo / Townhouse on 0.00 Acres

Athlone, Edmonton, AB

Welcome to this well-designed 1,388 sq ft half duplex condo in Athlone! This two-storey home features a cozy living room with an electric fireplace, a spacious dining area, and a beautifully laid-out kitchen with plenty of counters and cabinets, a center island with double sinks, and stainless steel appliances. A mudroom and a 2-piece bathroom complete the main floor. Upstairs, you'll find a generous primary bedroom with a walk-in closet and a 5-piece ensuite, two additional bedrooms, a 4-piece bathroom, and a convenient upper-level laundry room. With a double attached garage and easy access to major roadways, schools, and everyday amenities, this home is a perfect blend of comfort and convenience.

Built in 2015

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4448319  |
| Price          | \$310,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,388     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2015              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13013 132 Avenue |
| Area        | Edmonton         |
| Subdivision | Athlone          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 3R2          |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 9 ft., Front Porch, Parking-Extra |
| Parking Spaces | 4                                                                             |
| Parking        | Double Garage Attached                                                        |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Fireplace         | Yes                                                                                                                                              |
| Fireplaces        | Insert                                                                                                                                           |
| Stories           | 2                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                 |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                    |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Vinyl                                                                                                    |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Athlone School  
Middle                              Rosslyn School  
High                                 Ross Sheppard School

**Additional Information**

Date Listed                      July 17th, 2025  
Days on Market                16  
Zoning                              Zone 01  
Condo Fee                        \$456

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