

## **\$375,000 - 13207 131a Avenue, Edmonton**

MLS® #E4430740

**\$375,000**

3 Bedroom, 1.00 Bathroom, 1,049 sqft

Single Family on 0.00 Acres

Athlone, Edmonton, AB

Nestled in the desirable Athlone community, this charming CORNER LOT bungalow offers fantastic potential and is ready for your personal touch. Located on a corner lot, this home provides easy access for trailer parking via the back lane, plus a single detached garage for added convenience. Inside, you'll find 3 spacious bedrooms and a well-appointed bathroom. The kitchen boasts plenty of oak cabinetry, offering ample storage space. Recent updates include a newer hot water tank, toilet, dishwasher, soffits, and eaves, as well as approximately 10-year-old shingles, providing peace of mind. The private, fully fenced yard is a standout feature. A 6' maintenance-free fence offers seclusion and a perfect space for outdoor enjoyment. Appliances are included, making this home move-in ready. With some creative updates, this cozy bungalow has the potential to shine and become your perfect home!

Built in 1956

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4430740  |
| Price      | \$375,000 |
| 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    | April 14th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 01          |

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