

## \$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 54

Zoning Zone 01

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Listing information last updated on August 20th, 2025 at 5:32am MDT