

## \$300,000 - 13019 132 Avenue, Edmonton

MLS® #E4445952

**\$300,000**

3 Bedroom, 2.50 Bathroom, 1,375 sqft

Condo / Townhouse on 0.00 Acres

Athlone, Edmonton, AB

This elegant 3-bedroom, 2.5-bathroom townhouse offers 1,375 sq. ft. of refined living space designed for modern comfort. The main floor showcases an expansive open-concept layout with oversized windows that flood the home with natural light. The stylish kitchen is perfect for entertaining, complemented by a spacious living area and a discreet powder room for guests. Upstairs, retreat to three well-appointed bedrooms, including a generous primary suite featuring a luxurious 5-piece ensuite with a soaker tub, glass-enclosed shower, and double vanity. Additional features include a double attached garage, a fenced front yard for added privacy, and an unfinished basement ready to be transformed to suit your vision. Perfectly situated next to Athlone Park, playgrounds, top-rated schools, and shopping, with effortless access to Yellowhead Trail (2 minutes) and Anthony Henday Drive (5 minutes).

Built in 2015

### Essential Information

MLS® #	E4445952
Price	\$300,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,375
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	13019 132 Avenue
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3R2

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
Days on Market	68
Zoning	Zone 01
Condo Fee	\$456

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