

\$359,900 - 13207 131a Avenue, Edmonton

MLS® #E4437604

\$359,900

3 Bedroom, 1.00 Bathroom, 1,049 sqft
Single Family on 0.00 Acres

Athlone, Edmonton, AB

This charming CORNER LOT bungalow nestled on a large lot. This one is a Gem. You'll find 3 spacious bedrooms and a well-appointed bathroom. The kitchen boasts plenty of oak cabinetry. Private yard and detached garage, fully fenced yard is a standout feature. A 6' maintenance-free fence offers seclusion and a perfect space for outdoor enjoyment. Recent updates include a newer furnace, water heater, hot water tank, newer roof, as well as 10-year-old shingles, amazing opportunity for BUILDER, INVESTOR or first time buyer. GREAT location close to all amenities; Yellowhead trail and downtown are close. Shopping, parks, schools, are walking distance. MUCH see. LOTS of new development in the area. DON'T miss out.

Built in 1956

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4437604 |
| Price | \$359,900 |
| 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 | May 21st, 2025 |
| Days on Market | 28 |
| Zoning | Zone 01 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS®®, Multiple Listing Service®®)
Listing information last updated on June 18th, 2025 at 3:47pm MDT