

\$450,000 - 13851 131 Avenue, Edmonton

MLS® #E4463202

\$450,000

4 Bedroom, 2.50 Bathroom, 2,176 sqft

Single Family on 0.00 Acres

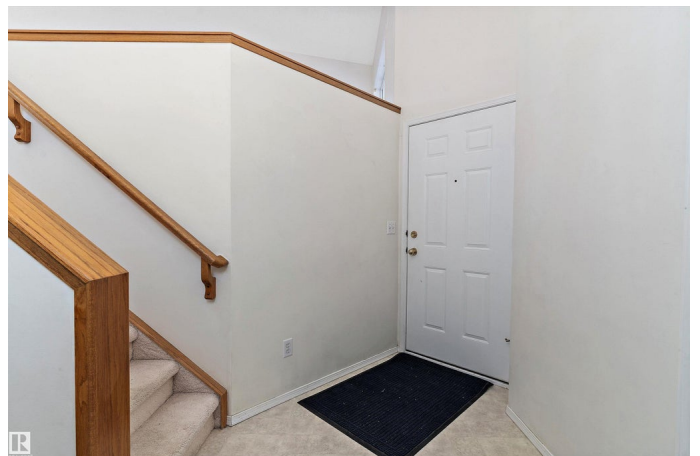
Athlone, Edmonton, AB

Welcome to this charming bi-level home in the desirable community of Athlone, set on a massive pie-shaped lot with a beautifully detailed brick driveway. The main floor features a bright and functional layout with two spacious bedrooms, a comfortable living area, and a well-appointed kitchen. The lower level offers excellent flexibility with two additional bedrooms, a bathroom, and a convenient kitchenette perfect for extended family, guests, or potential suite use. Enjoy the privacy and potential of the large backyard with plenty of room for outdoor living, a garden. Conveniently located near schools, parks, shopping, and major routes, this property offers space, versatility, and great value in a mature Edmonton neighbourhood.

Built in 1994

Essential Information

MLS® #	E4463202
Price	\$450,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,176
Acres	0.00



Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	13851 131 Avenue
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 5A6

Amenities

Amenities	Air Conditioner, Deck, Fire Pit, No Animal Home, No Smoking Home, Patio, Vaulted Ceiling
Parking	Double Garage Attached, Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 23rd, 2025
Days on Market	13

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 November 4th, 2025 at 10:02pm MST