

## \$310,000 - 13013 132 Avenue, Edmonton

MLS® #E4448319

**\$310,000**

3 Bedroom, 2.50 Bathroom, 1,388 sqft

Condo / Townhouse on 0.00 Acres

Athlone, Edmonton, AB

Welcome to this well-designed 1,388 sq ft half duplex condo in Athlone! This two-storey home features a cozy living room with an electric fireplace, a spacious dining area, and a beautifully laid-out kitchen with plenty of counters and cabinets, a center island with double sinks, and stainless steel appliances. A mudroom and a 2-piece bathroom complete the main floor. Upstairs, you'll find a generous primary bedroom with a walk-in closet and a 5-piece ensuite, two additional bedrooms, a 4-piece bathroom, and a convenient upper-level laundry room. With a double attached garage and easy access to major roadways, schools, and everyday amenities, this home is a perfect blend of comfort and convenience.

Built in 2015

### Essential Information

MLS® #	E4448319
Price	\$310,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,388
Acres	0.00



Year Built	2015
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	13013 132 Avenue
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3R2

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Front Porch, Parking-Extra
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Athlone School  
Middle                              Rosslyn School  
High                                 Ross Sheppard School

**Additional Information**

Date Listed                      July 17th, 2025  
Days on Market                9  
Zoning                              Zone 01  
Condo Fee                        \$456

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Listing information last updated on July 26th, 2025 at 8:32pm MDT