

## \$300,000 - 13503 132 Avenue, Edmonton

MLS® #E4444020

**\$300,000**

3 Bedroom, 1.00 Bathroom, 995 sqft

Single Family on 0.00 Acres

Athlone, Edmonton, AB

Wonderful opportunity to get into the market at an affordable price! This lovingly maintained bungalow is perfect for first-time buyers, downsizers or investors. Stylishly upgraded, this home offers 995 sq ft with 3 bedrooms, a full bath and a main floor laundry room/pantry. Living room features a large window for great light and attractive accent wall. Newer flooring, trim and doors throughout. Kitchen has been upgraded with newer cabinets, counters, sink and faucet! Some windows replaced also. The 4pc bath has been gorgeously renoâ€™d with tile surround, soaker tub and newer toilet.

Upgrades include recent fence stain, shingles 2023, HWT 2023, furnace inducer motor 2025 with furnace new in 2012, and LVP flooring in 2023! Located at the end of the street beside a greenspace means one neighbour and extra play space for the kids! Both unfenced and fenced yard areas, pets welcome! Quiet neighbourhood, steps away from large sports field, walking distance to Wellington spray park. So many things to like here!

Built in 1957

### Essential Information

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Price \$300,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	995
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13503 132 Avenue
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3R6

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Closet Organizers, Crawl Space, Deck, No Smoking Home
Parking	No Garage, Rear Drive Access

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, 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, Golf Nearby, Paved Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 24th, 2025  
Days on Market        11  
Zoning                    Zone 01

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