

\$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 30
Zoning Zone 01
Condo Fee \$456

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 August 16th, 2025 at 5:32pm MDT