

# \$319,000 - 13311 132 Avenue, Edmonton

MLS® #E4445482

**\$319,000**

3 Bedroom, 1.00 Bathroom, 1,102 sqft  
Single Family on 0.00 Acres

Athlone, Edmonton, AB

Welcome to this charming, fully renovated bungalow offering over 1,100 sq. ft. of cozy living space. Oversized windows fill the home with natural light, creating a warm and inviting feel. Recent updates include fresh paint throughout, the kitchen features newer appliances, updated countertops, and a stylish backsplash. The home has plenty of space, offering 3 generous sized bedrooms and 1 fully renovated bath. Major upgrades in 2016 include the furnace, roof, most windows, and flooring—adding lasting value. Brand new washer/dryer. Enjoy the covered patio, spacious yard, detached single garage, and handy mudroom for extra storage. Located in the family-friendly community of Athlone, close to schools, parks, and transit. Don't miss this fantastic opportunity to own a move-in-ready gem!

Built in 1956

## Essential Information

MLS® #	E4445482
Price	\$319,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,102
Acres	0.00



Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13311 132 Avenue
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3R4

### Amenities

Amenities	On Street Parking, Crawl Space, Deck, No Smoking Home, Vinyl Windows
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Paved Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	9
Zoning	Zone 01

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