Courtesy Of Fan Yang Of Mozaic Realty Group

# $319,900 - 13207 131a Avenue, Edmonton

MLS® #E4444682

**$319,900**
3 Bedroom, 1.00 Bathroom, 1,125 sqft
Single Family on 0.00 Acres

Athlone, Edmonton, AB

Situated on a spacious corner lot (37.8m x 15.4m) in the established community of Athlone, this bungalow offers exceptional value with both immediate livability and future redevelopment potential, including the possibility for multi-home builds (subject to city approval).  Enjoy rear lane access, ideal for trailer or RV parking, along with a single detached garage.  The home features 3 comfortable bedrooms, a bright, functional bathroom, and a kitchen with solid oak cabinetry offering ample storage. Recent updates include a newer hot water tank, toilet, dishwasher, soffits, and eaves, with shingles replaced approximately 10 years ago.  The private, fully fenced yard features a 6-foot maintenance-free fence, perfect for relaxing or entertaining.  All appliances are included, making the home move-in ready. Whether you're a first-time buyer, investor, or builder, this property offers strong potential and a fantastic location to bring your vision to life.

Built in 1956

## Essential Information

| | |
|---|---|
| MLS® # | E4444682 |
| Price | $319,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |

| | |
|---|---|
| Full Baths | 1 |
| Square Footage | 1,125 |
| Acres | 0.00 |
| Year Built | 1956 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 13207 131a Avenue |
| Area | Edmonton |
| Subdivision | Athlone |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5L 3P1 |

## Amenities

| | |
|---|---|
| Amenities | Detectors Smoke, See Remarks |
| Parking | Single Garage Detached |

## Interior

| | |
|---|---|
| Appliances | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Refrigerator, 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, Fenced, Flat Site, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | June 27th, 2025 |
| Days on Market | 38 |
| Zoning | Zone 01 |

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Listing information last updated on August 4th, 2025 at 11:32am MDT