

## **\$310,000 - 13039 132 Ave, Edmonton**

MLS® #E4417931

**\$310,000**

3 Bedroom, 2.50 Bathroom, 1,326 sqft  
Condo / Townhouse on 0.00 Acres

Athlone, Edmonton, AB

This elegant two-storey 3plex townhouse offers a spacious living area featuring brand-new 2024 large windows, laminate flooring, and a stylish brick accent wall complimented by an electric fireplace that enhances the ambiance. The open concept living room transitions seamlessly into a modern kitchen equipped with stainless steel appliances and sleek white cabinetry. The main floor also includes a convenient 2-pc bathroom. The primary BR boasts a private ensuite with a 4-piece bathroom and a walk-in closet. The laundry area completed with washer and dryer is conveniently located on the 2nd floor. Additionally, the fully finished basement provides versatile space to accommodate your needs. Beautifully landscaped front yard. A well-maintained property cared by owner. Situated in an ideal location, this townhouse is a short walk to schools and parks and a short drive to major grocery stores and shopping centers. It also offers easy access to St. Albert Trail and Yellowhead Trail. Welcome to your dream home!

Built in 2015

### **Essential Information**

MLS® #	E4417931
Price	\$310,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,326
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	13039 132 Ave
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3R2

### **Amenities**

Amenities	No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Concrete, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Concrete, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed January 14th, 2025  
Days on Market 80  
Zoning Zone 01  
Condo Fee \$432



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