

## **\$425,000 - 13407 132 Avenue, Edmonton**

---

MLS® #E4453745

**\$425,000**

4 Bedroom, 2.00 Bathroom, 1,116 sqft

Single Family on 0.00 Acres

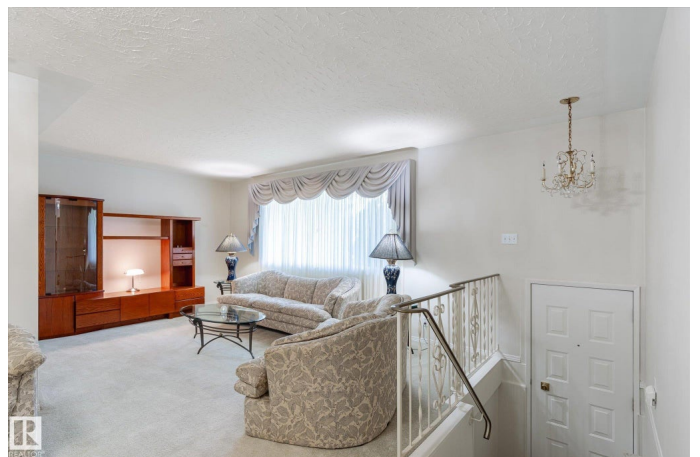
Athlone, Edmonton, AB

This solid well kept home is looking for a new family! This 4 bedroom home has been lovingly cared for over the years with upgrades including triple pane windows, composite deck and newer shingles. The Dream Garage is oversized with 10 foot ceilings (9' doors), 220V and is heated! There is also an extra parking pad in the back as well as potential for RV/boat parking. The large country kitchen with oak cabinetry and newer flooring is nicely equipped with stainless steel appliances. There is also an eating area and patio doors that lead to a sunny south facing composite deck. There are 3 bedrooms upstairs and the finished basement includes a 4th bedroom a 3 piece bathroom, rec room and fireplace. Excellent potential for a suite, there are 2 furnaces, and large windows let the sun shine into this space! All of this in a location steps away to the Jr High School and Elementary School. Shopping, restaurants and theatres are close by as well.

Built in 1957

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4453745  |
| Price     | \$425,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,116                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13407 132 Avenue |
| Area        | Edmonton         |
| Subdivision | Athlone          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 3R4          |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Off Street Parking, Deck                                    |
| Parking Spaces | 4                                                           |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated, Over Sized |

### Interior

|              |                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-2, Natural Gas                                                                                   |
| Stories      | 2                                                                                                           |
| Has Basement | Yes                                                                                                         |
| Basement     | Full, Finished                                                                                              |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                     |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Stucco                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                               |

### Additional Information

Date Listed August 19th, 2025

Days on Market 12

Zoning Zone 01

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 31st, 2025 at 4:47pm MDT