

## \$310,000 - 32 13003 132 Avenue, Edmonton

MLS® #E4432299

**\$310,000**

4 Bedroom, 2.50 Bathroom, 1,432 sqft

Condo / Townhouse on 0.00 Acres

Athlone, Edmonton, AB

Spacious 4-Bed End Unit Townhome – Prime Location! Welcome to this bright and stylish 4 bed, 2.5 bath end unit with a double attached garage and open-concept layout. Enjoy the modern kitchen with granite counters, large breakfast nook, and balcony perfect for BBQs. The sunlit living room features an electric fireplace, and the primary suite offers his & hers closets and a spa-like ensuite. With upgraded flooring, upper-floor laundry, tons of storage (including a 4' crawlspace), and a private yard, this home checks all the boxes. Just 10 minutes to downtown, and minutes from Yellowhead & Henday!

Built in 2021

### Essential Information

MLS® #	E4432299
Price	\$310,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	0.00
Year Built	2021
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	32 13003 132 Avenue
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3R2

### Amenities

Amenities	Air Conditioner, Crawl Space, Patio
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Commercial, Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	8
Zoning	Zone 01
Condo Fee	\$420

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