

## \$458,800 - 13817 131a Avenue, Edmonton

MLS® #E4456162

**\$458,800**

4 Bedroom, 3.00 Bathroom, 1,675 sqft

Single Family on 0.00 Acres

Athlone, Edmonton, AB

Renovated & upgraded. Bright, open plan with vaulted ceilings. Updates include laminate & ceramic tile flooring, carpeted bedrooms, railings & moldings, lighting/ceiling fans, kitchen counters with undermount sink, A/C, tankless hot water, newer shingles, and central vac. The renovated bathrooms impress with custom cabinetry and granite counters, tiled showers, S/S fixtures, and in-floor heating. An expansive third level family room features a stacked-stone fireplace, pot lights, and custom built-ins. Outdoors, the south-facing yard offers a spacious deck to enjoy your summer days. Don't miss out on this one!

Built in 1994

### Essential Information

MLS® #	E4456162
Price	\$458,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,675
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split



Status Active

### Community Information

Address 13817 131a Avenue  
Area Edmonton  
Subdivision Athlone  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5L 5A7

### Amenities

Amenities Off Street Parking, On Street Parking, Air Conditioner, Crawl Space, Deck, Hot Water Tankless, No Smoking Home, Vaulted Ceiling, Natural Gas BBQ Hookup  
Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Mantel, Stone Facing  
Stories 3  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Brick, Vinyl  
Exterior Features Fenced, Flat Site, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Brick, Vinyl  
Foundation Slab

### Additional Information

Date Listed September 4th, 2025  
Days on Market 1

## Zoning

## Zone 01

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Listing information last updated on September 5th, 2025 at 5:02pm MDT