

## \$484,900 - 13739 130 Avenue, Edmonton

MLS® #E4460859

**\$484,900**

3 Bedroom, 2.50 Bathroom, 1,776 sqft

Single Family on 0.00 Acres

Athlone, Edmonton, AB

Welcome to this charming 2-storey home in the family-friendly community of Athlone! Step inside to find a spacious open-concept kitchen with plenty of cabinet and counter space for all of our culinary needs, a pantry for extra storage, and a cozy living room complete with a gas fireplace, perfect for movie nights this upcoming winter season. Upstairs, you'll find the primary bedroom with a walk-through closet and private ensuite, along with two additional bedrooms and a full bathroom. Your south-facing backyard is fully fenced, sun-filled, and even has apple trees to enjoy year after year! A spacious double attached garage offers secure parking and added storage, while the unfinished basement is ready for your personal touch. Enjoy life near excellent schools, green spaces, parks, and trails. Don't miss the chance to call this home yours.

Built in 1999

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460859  |
| Price      | \$484,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,776                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13739 130 Avenue |
| Area        | Edmonton         |
| Subdivision | Athlone          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 5C5          |

### Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                    |
| Parking        | Double Garage Attached                                                                                               |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                 |
| Fireplaces        | Stone Facing                                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                      |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                          |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Athlone School       |
| Middle     | Rosslyn School       |
| High       | Ross Sheppard School |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 01           |

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Listing information last updated on October 10th, 2025 at 9:47pm MDT