

## \$270,000 - 13028 133 Street, Edmonton

MLS® #E4449973

**\$270,000**

4 Bedroom, 2.00 Bathroom, 1,121 sqft

Single Family on 0.00 Acres

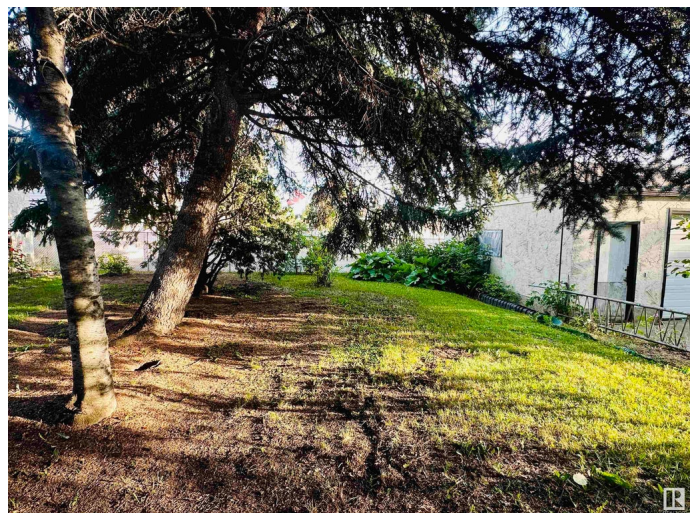
Athlone, Edmonton, AB

Attention Investors or Handy Folks looking for a project- FORECLOSURE OPPORTUNITY! This raised bungalow offers incredible potential for the savvy buyer. Located on a quiet street with a 50x124 lot and alley access to an oversized double garage. The private, west-facing backyard is treed and perfect for relaxing. Inside you'll find a spacious front living room with built-ins, a large eat-in kitchen, 3 bedrooms, and a 4pc bath. The separate side entrance leads to a finished basement featuring a family room with wet bar, large windows, 4th bedroom, 3pc bath, and ample storage. This solid home needs updating but has great bones and newer windows - ideal for investors or handy homeowners. Centrally located near schools, shopping, and transit.

Built in 1956

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449973  |
| Price          | \$270,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,121     |
| Acres          | 0.00      |
| Year Built     | 1956      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13028 133 Street |
| Area        | Edmonton         |
| Subdivision | Athlone          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 1T1          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | On Street Parking      |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Back Lane, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 27th, 2025 |
| Days on Market  | 8               |
| Zoning          | Zone 01         |
| RE / Bank Owned | Yes             |

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 4th, 2025 at 4:02am MDT