

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

---

MLS® #E4453745

**\$425,000**

4 Bedroom, 2.00 Bathroom, 1,116 sqft

Single Family on 0.00 Acres

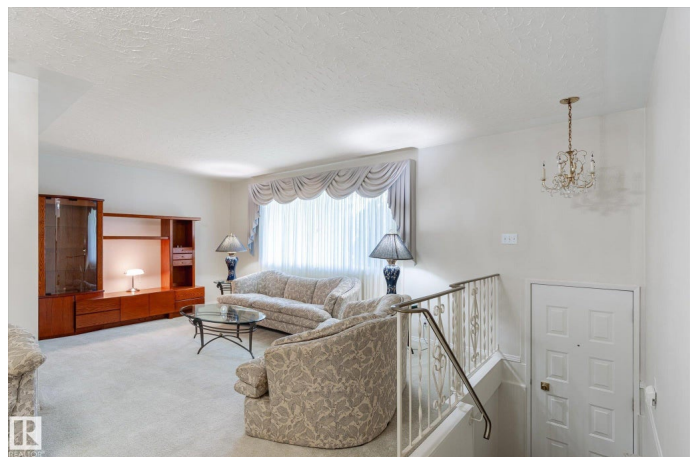
Athlone, Edmonton, AB

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 1

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 20th, 2025 at 1:02pm MDT