

Courtesy Of Samuel Ireland Of RE/MAX River City

## \$328,708 - 12816 134 Street, Edmonton

MLS® #E4428747

**\$328,708**

3 Bedroom, 1.00 Bathroom, 1,009 sqft  
Single Family on 0.00 Acres

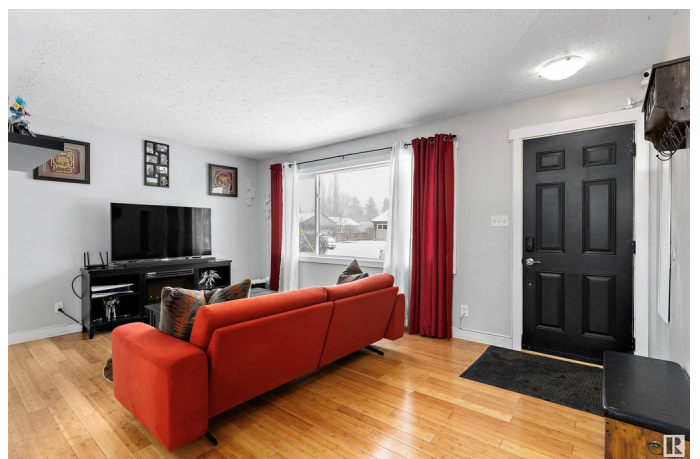
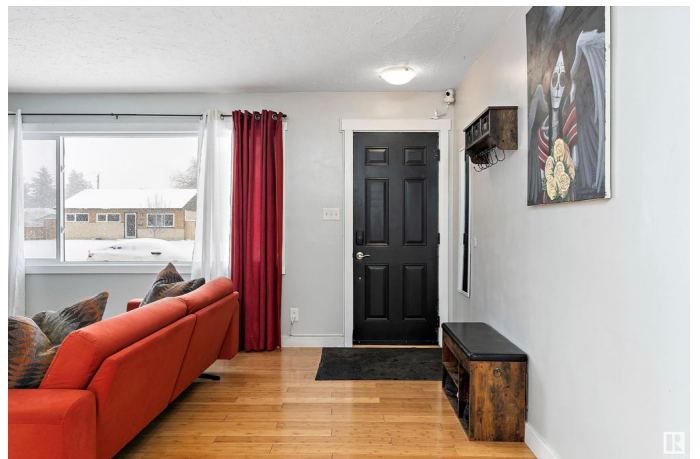
Athlone, Edmonton, AB

In a rapidly rising Edmonton Real Estate Market bucking the national trends, it's getting harder and harder to find a detached home with no condo fees under 330k... And here one is! This beautifully kept 3 bedroom bungalow on an absolutely HUGE yard with adjacent lot land lease from the city is one of the smartest potential investments in North Yeg! The Fenced and landscaped mature yard has double detached garage. Inside the home you'll find the classic bungalow floorplan, living room opening onto the kitchen with all appliances included and separate laundry room. Three bedrooms, full 4 piece bath, all with newer strand woven bamboo floors. Owner is installing all brand new windows throughout as well shortly! Athlone is a really cute, quiet and quaint family friendly community with great access to tons of schools, shopping, Public Library, Public Transit and a quick shot out to St. Albert Trail and Yellowhead.

Built in 1957

### Essential Information

MLS® #	E4428747
Price	\$328,708
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,009
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12816 134 Street
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1V4

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 3rd, 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 April 4th, 2025 at 6:02pm MDT