

## \$449,900 - 13817 131a Avenue, Edmonton

MLS® #E4456162

**\$449,900**

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          | \$449,900              |
| 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 | 59                  |

## Zoning

## Zone 01

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Listing information last updated on November 2nd, 2025 at 8:02am MST