

# \$450,000 - 13851 131 Avenue, Edmonton

MLS® #E4463202

## \$450,000

4 Bedroom, 2.50 Bathroom, 2,176 sqft  
Single Family on 0.00 Acres

Athlone, Edmonton, AB

Welcome to this charming bi-level home in the desirable community of Athlone, set on a massive pie-shaped lot with a beautifully detailed brick driveway. The main floor features a bright and functional layout with two spacious bedrooms, a comfortable living area, and a well-appointed kitchen. The lower level offers excellent flexibility with two additional bedrooms, a bathroom, and a convenient kitchenette perfect for extended family, guests, or potential suite use. Enjoy the privacy and potential of the large backyard with plenty of room for outdoor living, a garden. Conveniently located near schools, parks, shopping, and major routes, this property offers space, versatility, and great value in a mature Edmonton neighbourhood.

Built in 1994

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463202  |
| Price          | \$450,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,176     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1994                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13851 131 Avenue |
| Area        | Edmonton         |
| Subdivision | Athlone          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 5A6          |

### Amenities

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Fire Pit, No Animal Home, No Smoking Home, Patio, Vaulted Ceiling |
| Parking   | Double Garage Attached, Front Drive Access                                               |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Air Conditioning-Central, 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 | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 8                  |

## Zoning

## Zone 01

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Listing information last updated on October 31st, 2025 at 9:17am MDT