

## **\$305,000 - 40 13003 132 Avenue, Edmonton**

---

MLS® #E4455173

**\$305,000**

4 Bedroom, 2.50 Bathroom, 1,480 sqft

Condo / Townhouse on 0.00 Acres

Athlone, Edmonton, AB

WOW...WOW..Luxurious, Exquisite, Extravagant, architecturally designed inside & out. This elegant 2-storey comes with 4 bedrooms, 2.5 bathrooms and offers almost 1500 sqft of living space in prestigious BELLWEATHER PARK complex. The great room with absolutely gorgeous laminate flooring opens into a dining & kitchen area. The high-end gourmet kitchen with stainless steel appliance & granite c/tops is a chef's dream to entertain with flair. Make your way up the wide staircase to a Romantic presidential master suite with beautiful 4pce ensuite and double closet. Moreover, another 2 outstanding bdrms with their own full bathroom and a stacked washer/dryer area finishes the upper level. Invite a family or friend to enjoy the main level bedroom. Step outside and be greeted by a massive balcony or a yard space to die for. This is an absolutely stunning home, great location in a quiet complex and easy access to schools, shopping and all major amenities. With low condo fees this one is ready for you to move in.



Built in 2015

### **Essential Information**

MLS® # E4455173

Price \$305,000

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,480
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	40 13003 132 Avenue
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3R2

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 28th, 2025
Days on Market	2
Zoning	Zone 01
Condo Fee	\$444

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 30th, 2025 at 2:47am MDT