# \$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.



#### **Essential Information**

MLS® # E4463202 Price \$450,000

Bedrooms 4

Bathrooms 2.50

Full Baths 2

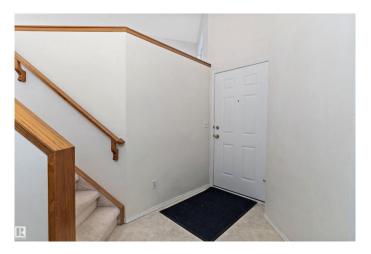
Half Baths 1

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 12

### Zoning Zone 01

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