

## **\$309,900 - 13119 135 Street, Edmonton**

MLS® #E4464053

### **\$309,900**

3 Bedroom, 1.00 Bathroom, 1,140 sqft

Single Family on 0.00 Acres

Athlone, Edmonton, AB

Welcome to this charming bungalow located on a large lot (50x125), in a beautiful mature community on a very quiet street. Many upgrades over the past few years, move-in ready. Step inside to the living room that greets you from the front entrance. The home features a separate kitchen and dining area, with patio doors leading out to your balcony, perfect for enjoying your morning coffee or evening BBQs. This bungalow offers three comfortable bedrooms plus a versatile den, ideal for a home office or guest space, along with a full bathroom. Outside, you'll find a single detached garage and yard space ready for your personal touch. Enjoy easy living in a quiet, friendly community close to parks, schools, and everyday amenities.

Built in 1957

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4464053  |
| Price          | \$309,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,140     |
| Acres          | 0.00      |
| Year Built     | 1957      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13119 135 Street |
| Area        | Edmonton         |
| Subdivision | Athlone          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 1Y6          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                            |
| Exterior Features | Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Stucco, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                             |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Athlone School       |
| Middle     | Rosslyn School       |
| High       | Ross Sheppard School |

### Additional Information

Date Listed            October 30th, 2025

Days on Market      7

Zoning                Zone 01

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