

# \$328,708 - 12816 134 Street, Edmonton

MLS® #E4428747

## \$328,708

3 Bedroom, 1.00 Bathroom, 1,009 sqft  
Single Family on 0.00 Acres

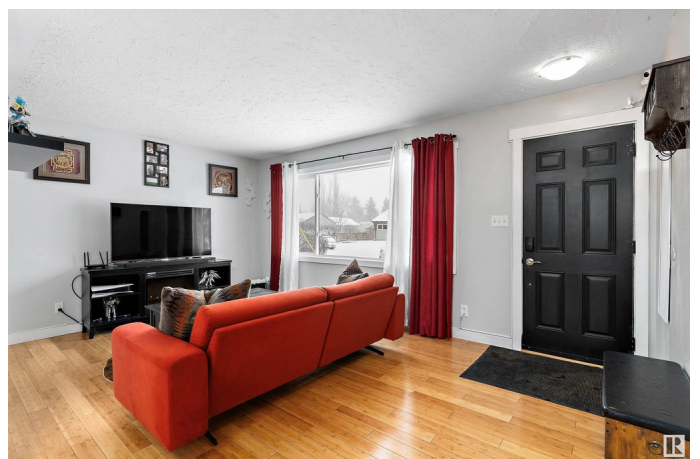
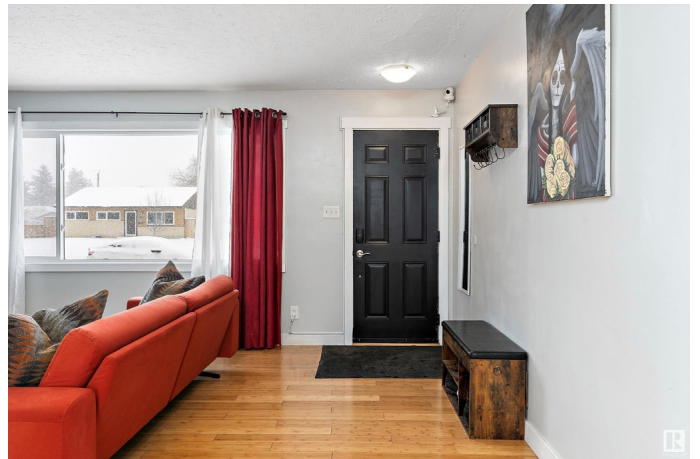
Athlone, Edmonton, AB

This beautifully kept and renovated/updated 3 bedroom bungalow on an absolutely HUGE yard with adjacent lot land lease from the city is one of the smartest potential investments in North Yeg! Rent to own option may be considered. Fenced and landscaped mature yard has double detached garage with single door. Newer shingles and all appliances included. Inside the home you'll find the classic bungalow floorplan, living room opening onto the kitchen with all appliances included and separate laundry room. Three bedrooms, full 4 piece bath, all with newer strand woven bamboo floors. Owner is installing all brand new windows throughout as well shortly! Athlone is a really cute, quiet and quaint family friendly community with great access to tons of schools, shopping, Public Library, Public Transit and a quick shot out to St. Albert Trail and Yellowhead.

Built in 1957

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428747  |
| Price          | \$328,708 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,009     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1957                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 12816 134 Street |
| Area        | Edmonton         |
| Subdivision | Athlone          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 1V4          |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | See Remarks                        |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Over Sized |

### **Interior**

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

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 9               |

Zoning

Zone 01

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Listing information last updated on April 11th, 2025 at 11:17pm MDT