

## \$310,000 - 32 13003 132 Avenue, Edmonton

MLS® #E4432299

**\$310,000**

4 Bedroom, 2.50 Bathroom, 1,432 sqft

Condo / Townhouse on 0.00 Acres

Athlone, Edmonton, AB

Spacious 4-Bed End Unit Townhome – Prime Location! Welcome to this bright and stylish 4 bed, 2.5 bath end unit with a double attached garage and open-concept layout. Enjoy the modern kitchen with granite counters, large breakfast nook, and balcony perfect for BBQs. The sunlit living room features an electric fireplace, and the primary suite offers his & hers closets and a spa-like ensuite. With upgraded flooring, upper-floor laundry, tons of storage (including a 4' crawlspace), and a private yard, this home checks all the boxes. Just 10 minutes to downtown, and minutes from Yellowhead & Henday!

Built in 2021

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4432299          |
| Price          | \$310,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,432             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 32 13003 132 Avenue |
| Area        | Edmonton            |
| Subdivision | Athlone             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5L 3R2             |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Air Conditioner, Crawl Space, Patio |
| Parking   | Double Garage Attached              |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl                           |
| Exterior Features | Commercial, Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Brick, Vinyl                           |
| Foundation        | Concrete Perimeter                           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 01          |
| Condo Fee      | \$420            |

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Listing information last updated on May 1st, 2025 at 3:32am MDT