

## \$339,500 - 12736 130 Street, Edmonton

MLS® #E4443653

**\$339,500**

3 Bedroom, 2.00 Bathroom, 832 sqft

Single Family on 0.00 Acres

Athlone, Edmonton, AB

Charming raised bungalow in the heart of Athlone, a family-friendly neighborhood known for its parks, schools, and easy access to major routes like the Yellowhead and 137 Ave. This 832 sq ft home features a legal basement suite (installed in 2015), offering excellent revenue potential or space for extended family. With two bedrooms up and a functional layout below, this home suits first-time buyers, young families, or savvy investors. Over the years, several improvements have been made, ensuring comfort and value. There is ample parking on the front street or in the back with easy access from the back lane. Enjoy summer evenings in the West facing large yard. Located close to shopping, transit, and all amenities, this property combines convenience with long-term value in a welcoming community. A smart buy in one of northwest Edmonton's established neighborhoods!

Built in 1958

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4443653  |
| Price      | \$339,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 832                    |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12736 130 Street |
| Area        | Edmonton         |
| Subdivision | Athlone          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 1L2          |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Rear Drive Access, Stall |

### Interior

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, See Remarks, Natural Gas                            |
| Stories      | 2                                                                 |
| Has Suite    | Yes                                                               |
| Has Basement | Yes                                                               |
| Basement     | Full, Finished                                                    |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                    |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 19th, 2025 |
|-------------|-----------------|

Days on Market 44

Zoning Zone 01

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