\$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

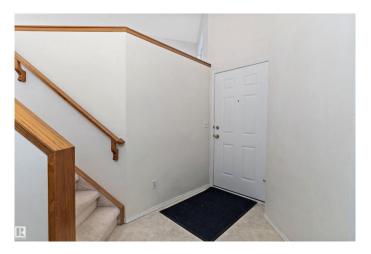
Half Baths 1

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 8

Zoning Zone 01

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