

## \$285,555 - 15 13003 132 Avenue, Edmonton

MLS® #E4460307

### \$285,555

3 Bedroom, 2.00 Bathroom, 1,272 sqft  
Condo / Townhouse on 0.00 Acres

Athlone, Edmonton, AB

2019 BUILT HOME WITH ATTACHED GARAGE!! Affordable 3-bed, 2-bath townhome with LOW condo fees and an attached, insulated garage! The main floor features a bright bedroom with a large window. The second floor offers 9-ft ceilings, an open-concept L-shaped kitchen with stainless steel appliances and granite countertops, plus a spacious living room, balcony, and convenient laundry. The top level offers two bedrooms and two full bathrooms, including a primary with two closets. Enjoy a fenced front yard—perfect for kids or pets. If you wanted an A/C, this unit comes roughed in. Only 10 minutes to Downtown Edmonton & a short drive to the Yellowhead freeway, and the Henday. Don't drive? Walk to the Edmonton Public Library, schools, and parks. Whether you're starting out or downsizing, this move-in-ready home delivers value, comfort, and a fantastic location.

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460307  |
| Price      | \$285,555 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,272             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 15 13003 132 Avenue |
| Area        | Edmonton            |
| Subdivision | Athlone             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5L 3R2             |

### Amenities

|           |                                                                                             |
|-----------|---------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Vinyl Windows, See Remarks |
| Parking   | Insulated, Single Garage Attached                                                           |

### Interior

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

### Exterior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                         |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                                  |

**School Information**

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 01           |
| Condo Fee      | \$306             |

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Listing information last updated on October 14th, 2025 at 4:02am MDT