

## \$305,000 - 32 13003 132 Avenue, Edmonton

MLS® #E4456141

**\$305,000**

4 Bedroom, 2.50 Bathroom, 1,432 sqft

Condo / Townhouse on 0.00 Acres

Athlone, Edmonton, AB

Bright 4 bed, 2.5 bath end unit with double attached garage and open layout. Features granite kitchen with balcony for BBQs, sunlit living room with fireplace, and primary suite with his & hers closets + spa ensuite. Upgraded flooring, upper-floor laundry, private yard, and tons of storage. Just 10 mins to downtown, near Yellowhead & Henday!

Built in 2021

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4456141          |
| Price          | \$305,000         |
| 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, Carbon Monoxide Detectors, 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, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Stories           | 3                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | None, No Basement                                                                                               |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                             |
| Exterior Features | Commercial, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Vinyl                                                             |
| Foundation        | Concrete Perimeter                                                      |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 25                  |
| Zoning         | Zone 01             |
| Condo Fee      | \$420               |

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Listing information last updated on September 29th, 2025 at 3:47pm MDT