

## \$349,500 - 12736 130 Street, Edmonton

MLS® #E4443653

### \$349,500

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	\$349,500
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
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Days on Market 29

Zoning Zone 01

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