

\$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	24
Zoning	Zone 01
Condo Fee	\$306

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