

## **\$520,000 - 13145 137 Street, Edmonton**

MLS® #E4446540

**\$520,000**

4 Bedroom, 3.00 Bathroom, 1,432 sqft  
Single Family on 0.00 Acres

Athlone, Edmonton, AB

RARE 3+1 Dunvegan Bungalow, 2nd Kitchen! BACKING a School yard, the location & curb appeal are OUTSTANDING. Enjoy morning coffee on your FRONT VERANDA. Inside, you have options; go right to enter the DOUBLE ATTACHED, finished HEATED GARAGE, down the hall is the main floor LAUNDRY ROOM. Opposite the hallway is the Primary w/a VAULTED CEILING & view out onto the veranda w/ a walk-in closet & FULL ENSUITE. Two more bedrooms & a full bath services the kids! Eat in the large, ISLAND KITCHEN w/ exotic GRANITE counters & back splash, & upgraded Maytag STAINLESS appliances. A sizeable dining room leads to a COMPOSITE DECK, beautiful mature LANDSCAPED YARD w/ chain linked fence & SHED. Entertain in BRIGHT living room w/ STACKED SLATE finished gas fp to keep you cozy. BASE-MINT! Finished w/ a huge bedroom w/ walk-in closet, 3 piece bath, enormous STORAGE room, family room w/ another corner GAS FIREPLACE, hidden storage area & a SECOND kitchen. Other upgrades INCLUDE furnace, H2O, A/C, shingles & more!

Built in 1993

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4446540  |
| Price  | \$520,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,432                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13145 137 Street |
| Area        | Edmonton         |
| Subdivision | Athlone          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 5A1          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, Front Porch, Vaulted Ceiling |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached             |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                |
| Fireplace         | Yes                                                                                                                      |
| Fireplaces        | Stone Facing                                                                                                             |
| Stories           | 2                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full, Finished                                                                                                           |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                              |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, |

Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 43             |
| Zoning         | Zone 01        |

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Listing information last updated on August 20th, 2025 at 12:03pm MDT