

\$449,900 - 13817 131a Avenue, Edmonton

MLS® #E4456162

\$449,900

4 Bedroom, 3.00 Bathroom, 1,675 sqft

Single Family on 0.00 Acres

Athlone, Edmonton, AB

Renovated & upgraded. Bright, open plan with vaulted ceilings. Updates include laminate & ceramic tile flooring, carpeted bedrooms, railings & moldings, lighting/ceiling fans, kitchen counters with undermount sink, A/C, tankless hot water, newer shingles, and central vac. The renovated bathrooms impress with custom cabinetry and granite counters, tiled showers, S/S fixtures, and in-floor heating. An expansive third level family room features a stacked-stone fireplace, pot lights, and custom built-ins. Outdoors, the south-facing yard offers a spacious deck to enjoy your summer days. Don't miss out on this one!

Built in 1994

Essential Information

MLS® #	E4456162
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,675
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split



Status	Active
--------	--------

Community Information

Address	13817 131a Avenue
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 5A7

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Crawl Space, Deck, Hot Water Tankless, No Smoking Home, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Slab

Additional Information

Date Listed	September 4th, 2025
Days on Market	58

Zoning

Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 1st, 2025 at 9:33am MDT