

## \$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

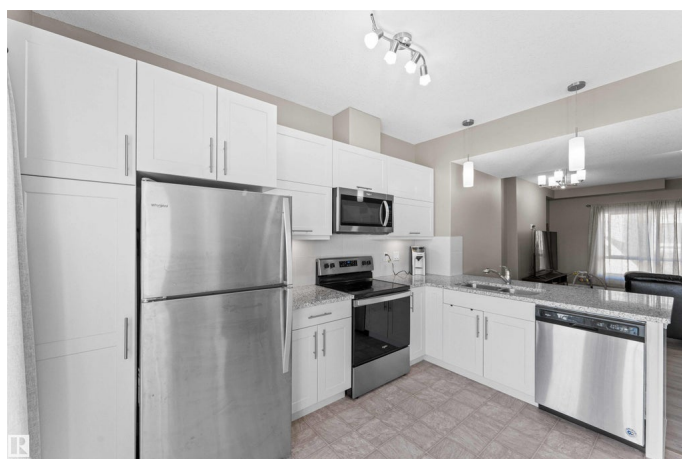
Athlone, Edmonton, AB

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 yardâ€”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 youâ€™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	1
Zoning	Zone 01
Condo Fee	\$306

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Listing information last updated on October 2nd, 2025 at 3:32pm MDT