

# \$349,000 - 13316 129 Avenue, Edmonton

MLS® #E4453802

## \$349,000

1 Bedroom, 2.00 Bathroom, 1,332 sqft  
Single Family on 0.00 Acres

Athlone, Edmonton, AB

Beautifully re-engineered from a 4-level split into a spacious, wheelchair-friendly south-facing BUNGALOW. Features soaring 12'™ ceilings in the den with gas fireplace and in the large primary bedroom with 4-piece ensuite. Bright living and dining rooms with large windows, patio doors, and a kitchen with Corian counters, gas cooktop, and wall oven. Fully finished basement with huge family room, 3-piece bath, workshop, laundry, storage, and potential extra bedroom. Extensive hardwood floors throughout. Includes central A/C, 2 high-eff furnaces, heated double garage, and RV parking on concrete inside new fencing. Large lot offers great investment potential—ideal lot for duplex or townhouse development.

Built in 1973

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453802  |
| Price          | \$349,000 |
| Bedrooms       | 1         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,332     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1973                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13316 129 Avenue |
| Area        | Edmonton         |
| Subdivision | Athlone          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 3K2          |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Hot Water Natural Gas, No Smoking Home, Parking-Extra, R.V. Storage |
| Parking   | Double Garage Attached, RV Parking                                                                      |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | ensuite bathroom                                       |
| Appliances        | Oven-Built-In, Refrigerator, Stove-Countertop Electric |
| Heating           | Forced Air-2, Natural Gas                              |
| Fireplace         | Yes                                                    |
| Fireplaces        | Glass Door                                             |
| Stories           | 2                                                      |
| Has Basement      | Yes                                                    |
| Basement          | Full, Finished                                         |

### Exterior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stone, Vinyl                                                                                                                                 |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                          |
| Construction      | Wood, Brick, Stone, Vinyl                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                        |

### Additional Information

Date Listed August 20th, 2025

Days on Market 1

Zoning Zone 01

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Listing information last updated on August 21st, 2025 at 11:47am MDT