

## \$270,000 - 12712 130 Street, Edmonton

MLS® #E4458329

**\$270,000**

3 Bedroom, 1.50 Bathroom, 834 sqft

Single Family on 0.00 Acres

Athlone, Edmonton, AB

Perfect opportunity for first-time buyers or savvy investors! This charming 3-bedroom bungalow sits on a quiet, end-of-street location with no neighbors on one side—offering rare privacy in a mature neighborhood. Step into the inviting front porch, then into a spacious living room with beautiful original hardwood floors. The updated kitchen features newer cabinets & countertops, and eat up bar, gas stove, and flows into a formal dining area with stylish tile flooring. Two generously sized bedrooms & a renovated 4-piece bath complete the main level. The fully finished basement adds great value with a large family room, third bedroom with walk-in closet, 2-piece bath (plumbed for a shower), plus laundry and storage. Upgrades include a high efficient furnace, hot water tank, and 100-amp panel. Enjoy the west-facing backyard fully fenced and landscaped with a patio, and a single detached garage. Quick possession available—don't miss this one!

Built in 1940

### Essential Information

MLS® #	E4458329
Price	\$270,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	834
Acres	0.00
Year Built	1940
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12712 130 Street
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1L2

### **Amenities**

Amenities	Hot Water Natural Gas, No Smoking Home
Parking	Rear Drive Access, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Commercial, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed            September 18th, 2025

Zoning                Zone 01

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