

## **\$545,000 - 13145 137 Street, Edmonton**

MLS® #E4446540

**\$545,000**

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  | \$545,000 |



|                |                        |
|----------------|------------------------|
| 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 | 12             |
| Zoning         | Zone 01        |

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Listing information last updated on July 20th, 2025 at 3:17pm MDT