

## **\$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	5
Zoning	Zone 01

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