

# \$249,900 - 12715 130 Street, Edmonton

MLS® #E4433884

## \$249,900

2 Bedroom, 2.00 Bathroom, 934 sqft  
Single Family on 0.00 Acres

Athlone, Edmonton, AB

Welcome to Athlone! A Bungalow for Sale â€“ Lot Value Only, Redevelopment Potential! Attention builders and developers! This property features a bungalow being sold strictly for land value, offering an excellent redevelopment opportunity in a prime location. The existing structure is in as-is condition making this an ideal site for a teardown and custom new build. The lot is generously sized at 507 sqm and located on a quiet street surrounded by quality homes, with easy access to transit, amenities, and schools. The area supports strong resale potential, making it a smart choice for investors looking to create value. Buyer to conduct due diligence on zoning and redevelopment options.



Built in 1934

### Essential Information

MLS® #	E4433884
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	934
Acres	0.00
Year Built	1934
Type	Single Family

Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12715 130 Street
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1L2

### **Amenities**

Amenities	See Remarks
Parking	See Remarks, No Parking

### **Interior**

Appliances	See Remarks
Heating	See Remarks
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Athlone School
Middle	Rosslyn School
High	Ross Sheppard School

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	8

## Zoning

## Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 9th, 2025 at 5:47am MDT