

## **\$305,000 - 40 13003 132 Avenue, Edmonton**

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MLS® #E4455173

**\$305,000**

4 Bedroom, 2.50 Bathroom, 1,480 sqft

Condo / Townhouse on 0.00 Acres

Athlone, Edmonton, AB

WOW...WOW..Luxurious, Exquisite, Extravagant, architecturally designed inside & out. This elegant 2-storey comes with 4 bedrooms, 2.5 bathrooms and offers almost 1500 sqft of living space in prestigious BELLWEATHER PARK complex. The great room with absolutely gorgeous laminate flooring opens into a dining & kitchen area. The high-end gourmet kitchen with stainless steel appliance & granite c/tops is a chef's dream to entertain with flair. Make your way up the wide staircase to a Romantic presidential master suite with beautiful 4pce ensuite and double closet. Moreover, another 2 outstanding bdrms with their own full bathroom and a stacked washer/dryer area finishes the upper level. Invite a family or friend to enjoy the main level bedroom. Step outside and be greeted by a massive balcony or a yard space to die for. This is an absolutely stunning home, great location in a quiet complex and easy access to schools, shopping and all major amenities. With low condo fees this one is ready for you to move in.



Built in 2015

### **Essential Information**

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Price \$305,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,480             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 40 13003 132 Avenue |
| Area        | Edmonton            |
| Subdivision | Athlone             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5L 3R2             |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached          |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                        |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                               |
| Stories           | 3                                                                       |
| Has Basement      | Yes                                                                     |
| Basement          | None, No Basement                                                       |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Flat Site          |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 68                |
| Zoning         | Zone 01           |
| Condo Fee      | \$444             |

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