

## **\$264,900 - 12804 135 Street, Edmonton**

MLS® #E4431666

**\$264,900**

3 Bedroom, 1.00 Bathroom, 1,006 sqft

Single Family on 0.00 Acres

Athlone, Edmonton, AB

CUTE AND AFFORDABLE BUNGALOW IN ATHLONE! This charming bungalow is perfect for first-time buyers or investors. With over 1000 sq ft of living space, it has a well-designed kitchen with ample cabinetry and a huge pantry. The spacious living room is filled with natural light from the large window around the corner you'll find three cozy bedrooms, and an updated bathroom with a jet tub. The laundry room offers extra storage, and the side entrance adds convenience. Outside, the fully fenced backyard includes an apple tree, raspberries, and a natural gas line for BBQs. Check out the hot & cold taps for the kiddie pool too! A detached garage on the back lane provides secure parking. Features include newer 50-year shingles, security system, and tankless hot water. Located near Yellowhead, schools, public transit, and amenities, this property blends comfort and convenience. Whether you're commuting to work or looking for local entertainment, everything you need is just a short distance away. Do not miss this one!

Built in 1957

### **Essential Information**

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Price \$264,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,006
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12804 135 Street
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 1Y2

### **Amenities**

Amenities	Hot Water Tankless, See Remarks
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 18th, 2025  
Days on Market       8  
Zoning                 Zone 01

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Listing information last updated on April 26th, 2025 at 9:47am MDT