

## **\$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	1
Zoning	Zone 01

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Listing information last updated on July 9th, 2025 at 10:18am MDT