

Courtesy Of Reweis Guirguis Of KIC Realty

\$275,000 - 37 13003 132 Avenue, Edmonton

MLS® #E4459706

\$275,000

2 Bedroom, 2.50 Bathroom, 1,141 sqft
Condo / Townhouse on 0.00 Acres

Athlone, Edmonton, AB

Welcome to the wonderful and serene community of Bellwether Park where Luxury Townhomes rest. This exquisite Townhome built in 2015 has all the perks of luxury living while remaining in budget. This IMMACULATE FULLY UPGRADED UNIT HAS DUAL PRIMARY BEDROOMS W FULL ENSUITES, GRANITE COUNTERTOPS + 9 FOOT CEILINGS, CENTRAL AIR CONDITIONING & LOW CONDO FEES! Along with this beautifully maintained unit, additionally with other key features such as the Double Attached Tademn Garage, Half Bath, Modern Kitchen Concept, and Fenced Front Yard, this home resides in a prime central location, in the heart of Edmonton, located next to Athlone Park that cannot be beat. This complex is in close proximity to all amenities, shopping, public transportation, and so much more just minutes away. Commuting to your desired spots and destinations will never be an issue again with this beautiful home!

Built in 2015

Essential Information

MLS® #	E4459706
Price	\$275,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,141
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	37 13003 132 Avenue
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3R2

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Double Garage Attached, Tandem

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, 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, Hardie Board Siding
Exterior Features	Airport Nearby, Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Ravine View, River View, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 26th, 2025
Days on Market	23
Zoning	Zone 01
Condo Fee	\$309

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