

## \$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 | 25                   |
| Zoning         | Zone 01              |
| Condo Fee      | \$309                |

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 October 21st, 2025 at 8:17am MDT