

\$249,900 - 12715 130 Street, Edmonton

MLS® #E4433884

\$249,900

2 Bedroom, 2.00 Bathroom, 934 sqft
Single Family on 0.00 Acres

Athlone, Edmonton, AB

Welcome to Athlone! A Bungalow for Sale â€“ Lot Value Only, Redevelopment Potential! Attention builders and developers! This property features a bungalow being sold strictly for land value, offering an excellent redevelopment opportunity in a prime location. The existing structure is in as-is condition making this an ideal site for a teardown and custom new build. The lot is generously sized at 507 sqm and located on a quiet street surrounded by quality homes, with easy access to transit, amenities, and schools. The area supports strong resale potential, making it a smart choice for investors looking to create value. Buyer to conduct due diligence on zoning and redevelopment options.



Built in 1934

Essential Information

| | |
|----------------|---------------|
| MLS® # | E4433884 |
| Price | \$249,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 934 |
| Acres | 0.00 |
| Year Built | 1934 |
| Type | Single Family |

| | |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 12715 130 Street |
| Area | Edmonton |
| Subdivision | Athlone |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5L 1L2 |

Amenities

| | |
|-----------|-------------------------|
| Amenities | See Remarks |
| Parking | See Remarks, No Parking |

Interior

| | |
|--------------|--------------------------|
| Appliances | See Remarks |
| Heating | See Remarks |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|------------------------------|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Flat Site |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------|
| Elementary | Athlone School |
| Middle | Rosslyn School |
| High | Ross Sheppard School |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 45 |

Zoning

Zone 01

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