

# \$299,900 - 35 13003 132 Avenue, Edmonton

MLS® #E4426065

**\$299,900**

4 Bedroom, 2.50 Bathroom, 1,648 sqft  
Condo / Townhouse on 0.00 Acres

Athlone, Edmonton, AB

Discover the charm of Bellwether Park Townhomes! This stunning, brand-new end unit townhouse boasts impressive curb appeal and a prime location in Northwest Edmonton, just 10 minutes from downtown. This fully upgraded home features 4 spacious bedrooms along with 2.5 modern bathrooms. The kitchen is a chef's dream, equipped with ample cabinetry, stainless steel appliances, and elegant granite countertops, plus a convenient double attached garage. Situated adjacent to Athlone Park, a public library, and excellent schools, including Pere Lacombe French School, this community offers everything you need. With a quick 2-minute drive to Yellowhead Trail and a 5-minute journey to Anthony Henday Drive, accessibility is a breeze. This established central neighborhood is close to various amenities, shopping options, public transit, and much more.

Built in 2021

## Essential Information

MLS® #	E4426065
Price	\$299,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,648
Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	35 13003 132 Avenue
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3R2

### **Amenities**

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	18
Zoning	Zone 01
Condo Fee	\$447

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