

# \$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 | 46            |

## Zoning

## Zone 01

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Listing information last updated on June 16th, 2025 at 9:17pm MDT