

## **\$125,000 - 305 13104 132 Avenue, Edmonton**

MLS® #E4465025

**\$125,000**

3 Bedroom, 1.00 Bathroom, 1,088 sqft  
Condo / Townhouse on 0.00 Acres

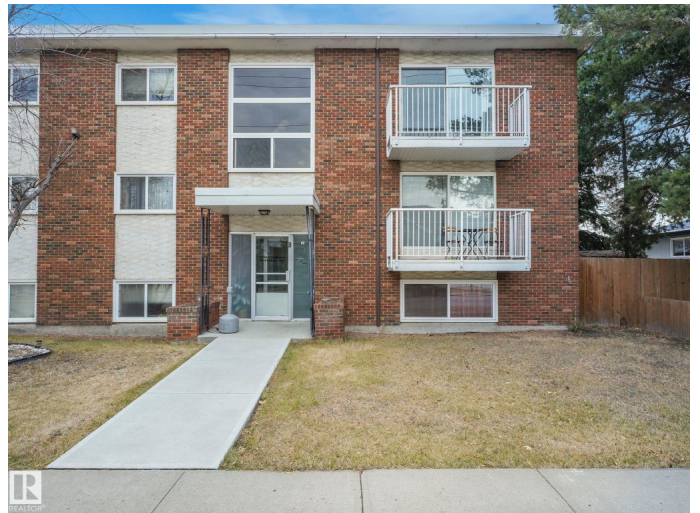
Wellington, Edmonton, AB

Welcome to the most affordable RENOVATED nearly 1,100 Square Foot, 3 BEDROOM Condo in a well managed complex on a cute street in North Edmonton! This is perfect for a home, OR an investment property for someone looking to get started! Your all in costs would be cheaper than rent for a 3 bedroom! Walk in and notice the re-done tile and hardwood flooring throughout! Not to mention newer kitchen cabinets, backsplash and countertops! As you move into the living room notice the south facing balcony door, with a newer balcony and newer windows! As you work your way down the hallway, there is no shortage of storage space with a set apart pantry, and storage closet! With 3 large bedrooms this could work for a single person or a couple, with an office and a spare bedroom, or even a small family! With an extremely well managed and responsible condo board this is a great purchase. Don't wait, this one will not stick around long! Take a look today!

Built in 1970

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4465025  |
| Price    | \$125,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,088                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 305 13104 132 Avenue |
| Area        | Edmonton             |
| Subdivision | Wellington           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5L 3R3              |

### Amenities

|           |                                                                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows |
| Parking   | Stall                                                                                                                                           |

### Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                             |
| # of Stories | 3                                                                     |
| Stories      | 1                                                                     |
| Has Basement | Yes                                                                   |
| Basement     | None, No Basement                                                     |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                  |
| Exterior Features | Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                         |
| Construction      | Wood, Brick, Stucco                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 6th, 2025  
Days on Market                2  
Zoning                              Zone 01  
Condo Fee                        \$688

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