

## \$254,900 - 10306 131a Avenue, Edmonton

MLS® #E4435812

**\$254,900**

3 Bedroom, 1.00 Bathroom, 1,204 sqft

Single Family on 0.00 Acres

Lauderdale, Edmonton, AB

Discover this beautifully updated 3-bedroom townhouse in Lauderdale, Edmonton. Spanning approximately 1,200 square feet, this spacious home features a modern, open-concept layout ideal for comfortable living. The fresh updates include new flooring, contemporary paint, and upgraded fixtures throughout, creating a bright and inviting atmosphere. The main level offers a welcoming living area, a functional dining space, and a well-appointed kitchen. Upstairs, the primary bedroom provides ample storage, complemented by two additional bedrooms perfect for family or guests. The home also includes a full bathroom with modern finishes, and a convenient second-floor laundry area. Outside, enjoy a private patio and a yard ready for your personal touch. Located in a quiet neighborhood with nearby amenities, schools, and parks, this townhouse combines modern updates with practical living in a friendly community.

Built in 1964

### Essential Information

MLS® #	E4435812
Price	\$254,900
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,204
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	10306 131a Avenue
Area	Edmonton
Subdivision	Lauderdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5S4

### Amenities

Amenities	See Remarks
Parking	2 Outdoor Stalls, Rear Drive Access

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 10th, 2025
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Days on Market 2

Zoning Zone 01

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Listing information last updated on May 12th, 2025 at 8:32am MDT