

# \$270,000 - 12712 130 Street, Edmonton

MLS® #E4458329

**\$270,000**

3 Bedroom, 1.50 Bathroom, 834 sqft  
Single Family on 0.00 Acres

Athlone, Edmonton, AB

Perfect opportunity for first-time buyers or savvy investors! This charming 3-bedroom bungalow sits on a quiet, end-of-street location with no neighbors on one side—offering rare privacy in a mature neighborhood. Step into the inviting front porch, then into a spacious living room with beautiful original hardwood floors. The updated kitchen features newer cabinets & countertops, and eat up bar, gas stove, and flows into a formal dining area with stylish tile flooring. Two generously sized bedrooms & a renovated 4-piece bath complete the main level. The fully finished basement adds great value with a large family room, third bedroom with walk-in closet, 2-piece bath (plumbed for a shower), plus laundry and storage. Upgrades include a high efficient furnace, hot water tank, and 100-amp panel. Enjoy the west-facing backyard fully fenced and landscaped with a patio, and a single detached garage. Quick possession available—don't miss this one!

Built in 1940

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4458329  |
| Price     | \$270,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 834                    |
| Acres          | 0.00                   |
| Year Built     | 1940                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12712 130 Street |
| Area        | Edmonton         |
| Subdivision | Athlone          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 1L2          |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Hot Water Natural Gas, No Smoking Home    |
| Parking   | Rear Drive Access, Single Garage Detached |

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                    |
| Stories      | 1                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | Full, Finished                                                                                               |

### Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                  |
| Exterior Features | Back Lane, Commercial, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                              |
| Construction      | Wood, Stucco                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                            |

**Additional Information**

Date Listed               September 18th, 2025  
Days on Market        3  
Zoning                    Zone 01

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