

\$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 “
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	1

Zoning

Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 9:17pm MDT