

\$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 |
|-------------|----------------|

Days on Market 2

Zoning Zone 01

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