

# **\$349,900 - 12807 129 Avenue, Edmonton**

MLS® #E4443268

**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,030 sqft  
Single Family on 0.00 Acres

Athlone, Edmonton, AB

Looking for your first home and a smart investment? This bungalow in Athlone Park offers big potential at a budget-friendly price. Located on a corner lot just steps from Athlone School, this 4-bedroom, 2-bath home (was previously 5 beds) features a fully finished basement with a separate entrance—ideal for future development as a legal suite, duplex, or even a home daycare. It offers solid bones, a double detached garage, and the kind of layout that opens doors for the right buyer who's willing to put in the love and effort. Whether you're house-hacking, building long-term equity, or investing in a property with serious upside, this opportunity checks the boxes. Nearby you'll find parks, shopping, LRT access, and major roadways including Yellowhead Trail and 97 Street. Move in, rent out, or renovate—this home is ready for your vision.

Built in 1964

## **Essential Information**

MLS® #	E4443268
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,030



Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12807 129 Avenue
Area	Edmonton
Subdivision	Athlone
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3J7

### **Amenities**

Amenities	Detectors Smoke
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Athlone Elementary School
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### **Additional Information**

Date Listed June 19th, 2025

Days on Market 6

Zoning Zone 01

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Listing information last updated on June 25th, 2025 at 7:17am MDT