

## \$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 3

Zoning Zone 01

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