



**Edmonton**      **01 Athlone**      **LP:** \$374,900  
 12756 136 ST NW      **SP:** M

**ACTIVE**

**Type:** Detached Single Family      **Listing ID#:** E4139161  
**Style:** 2 Storey      **Bdrms Above:** 2  
**Year Built:** 2000      **Bdrms Total:** 4  
**Full Baths:** 2      **Basement:** Full  
**Half Baths:** 1      **Bsmnt Dev:** Fully Finished  
**Tot A.G. SqFt:** 1,285.22      **Tot A.G. SqM:** 119.40

FANTASTIC FAMILY HOME! This beautiful 2-Storey in Athlone features 4 bedrooms and 2.5 baths on 3 finished levels! This centrally located home is close to downtown, the UofA and NAIT. It's freshly painted and sparkling clean with new vinyl plank throughout the main floor. The kitchen is newly updated with ample cupboard space, as well as a walk-in pantry for extra storage. You'll love the convenience of the beautiful main floor laundry complete with cupboards for extra storage. Upstairs you'll find new carpet, a large master bedroom with a generous walk-in closet, a 4 piece bath and the second bedroom. In the fully finished basement there are 2 more bedrooms, a family room and another 4-piece bath. The large backyard features a deck, mature trees and a fully fenced yard.

**Directions:**

**Virtual Tour:** <https://youtu.be/t1vnXOC-Kyg>

**Brochure:** <http://www.12756-136st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	1	0	2	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	3						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	Y		<b>Fireplace Type:</b> Glass Door			<b>Fireplace Fuel:</b> Gas	<b>Lowr:</b>		
<b>Parking:</b>	Double Garage Attached						<b>BIGd:</b>		
<b>Garage Dim:</b>				<b>Prk Encl/Ttl:</b>	/		<b>Total A.G.:</b>	119.40	1,285.22

<b>Living Room:</b>	3.96x3.66	M	<b>Master Bedroom:</b>	4.5x3.96	U	<b>Utility Room</b>	2.13x1.83	B
<b>Dining Room:</b>	2.74x2.13	M	<b>Bedroom 2:</b>	3.66x3.51	U			
<b>Kitchen:</b>	3.35x3.05	M	<b>Bedroom 3:</b>	3.05x3.05	L			
<b>Family Room:</b>		B	<b>Bedroom 4:</b>	3.05x3.05	L			
<b>Den:</b>			<b>Laundry Room</b>	2.13x1.52	M			
<b>Bonus Room:</b>								

**Flooring:** Carpet, Vinyl Plank      **Foundation:** Concrete  
**Construction:** Wood Frame      **Heating Type:** Forced Air-1  
**Roof:** Asphalt Shingles      **Heat Source:** Natural Gas  
**Exterior:** Vinyl      **Features:** Deck  
**Site Influences:** Fenced, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

**Goods Included:** Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer      **Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:** Athlone School      **Jr. High School:** Rosslyn School      **Sr High School:** Ross Shepard School

<b>Condo Name:</b>		<b>Condo Fee Incld:</b>	
<b>Condo Fee:</b>		<b>HOA Fee:</b>	
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace</b>		<b>Unit Exposure:</b>	<b>HOA Fee Incl:</b>

**Total Lot M2:** 428.65      **Lot Shape:** Rectangular      **Lot Dimen:**  
**Frontage:** 12.20      **Depth:** 14.50      **Zoning:**  
**Conform:**      **Conform Yr:**      **Front Expos:** East  
**Taxes:** \$3,205.43 2018      **Local Improve:**