



Edmonton **01 Athlone** **LP:** \$324,900
 13025 132 AV NW **SP:** M

ACTIVE

| | | | |
|-----------------------|-----------|----------------------|----------------|
| Type: | Townhouse | Listing ID#: | E4147250 |
| Style: | 2 Storey | Bdrms Above: | 3 |
| Year Built: | 2015 | Bdrms Total: | 3 |
| Full Baths: | 2 | Basement: | Full |
| Half Baths: | 1 | Bsmnt Dev: | Fully Finished |
| Tot A.G. SqFt: | 1,279.41 | Tot A.G. SqM: | 118.86 |

Welcome to Bellwether Park! This spacious 3 bedroom townhouse has everything you need. As you walk through the door you are greeted by a large living room with 9 foot ceilings, a modern kitchen with an island, and a proper dining area that can seat 8. Around the corner there is also a 2-piece powder room for guests. The upstairs has a huge master bedroom that easily fits a king size bed and furniture, a walk-in closet and beautiful ensuite! There is second floor laundry on the way down the hall to the other two bedrooms and the main 4 piece bathroom. The basement is fully finished and would make a great "Man Cave" or perhaps a playroom for the kids! There is a double attached garage out back and a cute yard out front to enjoy the sunshine. With close proximity to the library, schools and shopping, what more could you need?

Directions:

Virtual Tour: <https://youtu.be/yXDJSvHzXD5>

Brochure: <http://www.13025-132ave.com>

| | 1Pc | 2Pc | 3Pc | 4Pc | 5Pc | 6Pc | Level | SqM | SqFt |
|-----------------------|--------------------------|-----|-----|-----|-----|-----|--------------------|--------|----------|
| Baths: | 0 | 1 | 0 | 1 | 0 | 0 | Main: | | |
| Ensuite Baths: | | 0 | 0 | 0 | 1 | 0 | Uppr: | | |
| Finish Levels: | 3 | | | | | | AbGd: | | |
| Fireplace Y/N: | Fireplace Type: | | | | | | Lowr: | | |
| Parking: | Double Garage Attached | | | | | | BIGd: | | |
| Garage Dim: | Prk Encl/Ttl: 2 / | | | | | | Total A.G.: | 118.86 | 1,279.41 |

| | | | |
|---------------------|---|------------------------|---|
| Living Room: | M | Master Bedroom: | U |
| Dining Room: | M | Bedroom 2: | U |
| Kitchen: | M | Bedroom 3: | U |
| Family Room: | | Bedroom 4: | |
| Den: | L | | |
| Bonus Room: | | | |

| | | | |
|-------------------------|---|----------------------|--|
| Flooring: | Carpet, Laminate Flooring, Linoleum | Foundation: | Concrete |
| Construction: | Wood Frame | Heating Type: | Forced Air-1 |
| Roof: | Asphalt Shingles | Heat Source: | Natural Gas |
| Exterior: | Vinyl | Features: | Ceiling 9 ft., Detectors Smoke, Laundry-In-Suite |
| Site Influences: | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby | | |

Goods Included: Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer

Restrictions: None Known

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

| | | | |
|-------------------------|---------------------------|------------------------|---|
| Condo Name: | Bellwether Park Townhomes | Condo Fee Incl: | Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Utilities Common Areas |
| Condo Fee: | \$220.05 | HOA Fee: | |
| Floor Location: | | Floor Number: | |
| Balcony/Terrace: | | Unit Exposure: | |
| | | HOA Fee Incl: | |

| | | | | | |
|----------------------|-----------------|--------------------|--|-----------------------|-------|
| Total Lot M2: | | Lot Shape: | | Lot Dimen: | |
| Frontage: | | Depth: | | Zoning: | |
| Conform: | | Conform Yr: | | Front Expos: | North |
| Taxes: | \$2,771.11 2018 | | | Local Improve: | |