

## \$119,900 - 204 13104 132 Avenue, Edmonton

MLS® #E4461040

**\$119,900**

2 Bedroom, 1.00 Bathroom, 949 sqft

Condo / Townhouse on 0.00 Acres

Wellington, Edmonton, AB

Attention Investors & First-Time Home Buyers!

This well-maintained 2-bedroom condo on the 2nd floor offers great value and convenience—close to schools, playgrounds, shopping, public transportation, and with easy access to the Yellowhead. The bright, spacious living area features patio doors leading to a large balcony. The kitchen showcases maple cabinetry with updated countertops, while down the hall are two generous bedrooms and a 4-piece bath. A large in-suite storage room provides plenty of space for seasonal items. Recent upgrades include new windows, countertops, cabinetry, boiler, hot water tank, interior carpet, and exterior parging.

Built in 1970

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4461040          |
| Price          | \$119,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 949               |
| Acres          | 0.00              |
| Year Built     | 1970              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 204 13104 132 Avenue |
| Area        | Edmonton             |
| Subdivision | Wellington           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5L 3R3              |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |                                        |
|--------------|----------------------------------------|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas              |
| # of Stories | 3                                      |
| Stories      | 1                                      |
| Has Basement | Yes                                    |
| Basement     | None, No Basement                      |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                            |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                   |
| Construction      | Wood, Brick, Stucco                                                            |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 28                |
| Zoning         | Zone 01           |
| Condo Fee      | \$605             |

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