

## \$450,000 - 3327 130 Avenue, Edmonton

MLS® #E4433042

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,489 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Peace and Quiet – this lovely 3+1-bedroom, 3 bathroom, 1489 sq ft Bungalow is in a peaceful cul-de-sac with no thru traffic, a nice sized fenced back yard which backs on to the Kennedale ravine. This home offers a large living room, dining room, family room with a wood burning fireplace, main bathroom, kitchen, breakfast nook with sliding door access to the deck and yard, 3 good sized bedrooms & an ensuite. Downstairs you will find a huge rumpus room, lots of storage space, laundry room & another bathroom. Outside there is the oversized double garage & a long driveway, great for storing at least 4 more cars or use it for RV parking. There is an iron gate that closes to secure the yard. There is also a gate to access the ravine. If you like outdoor activities this home is close to Hermitage & Rundle Park as well as the river valley. It has easy access to both Yellowhead Trail & Anthony Henday. Located close to public transit, shopping, theater, swimming pool, golfing, this is the perfect home. Come see it

Built in 1976

### Essential Information

MLS® # E4433042

Price \$450,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,489
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3327 130 Avenue
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3B4

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, R.V. Storage
Parking Spaces	6
Parking	Double Garage Detached, Front Drive Access, Heated, Insulated, Over Sized, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through Road, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Belmont,Sifton,Goretti
Middle	Seton, John D.Bracco
High	Eastglen,ME Lazerte,OLeary

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	3
Zoning	Zone 35

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