

Courtesy Of Christy I Van Dyke Of Local Real Estate

\$229,000 - 3314 130a Avenue, Edmonton

MLS® #E4463061

\$229,000

3 Bedroom, 1.50 Bathroom, 1,291 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

This charming 3-bedroom, 2-bath townhouse offers the perfect blend of comfort and convenience. Located in a great neighborhood, this home features a spacious and bright living area that flows seamlessly into the dining room and kitchen, creating an inviting space for both relaxation and entertaining. The finished basement adds extra living space, perfect for a home office, gym, or recreation room. With three generously sized bedrooms, including a spacious primary suite with a private balcony, you'll have all the room you need to unwind. The attached single-car garage ensures convenience and security, offering direct access to the home. Bonus private fenced back yard. Situated near shopping, schools, parks, and local amenities, this townhouse is ideal for families or professionals seeking a low-maintenance lifestyle without sacrificing space or location. Don't miss the opportunity to make this beautiful townhouse your new home.

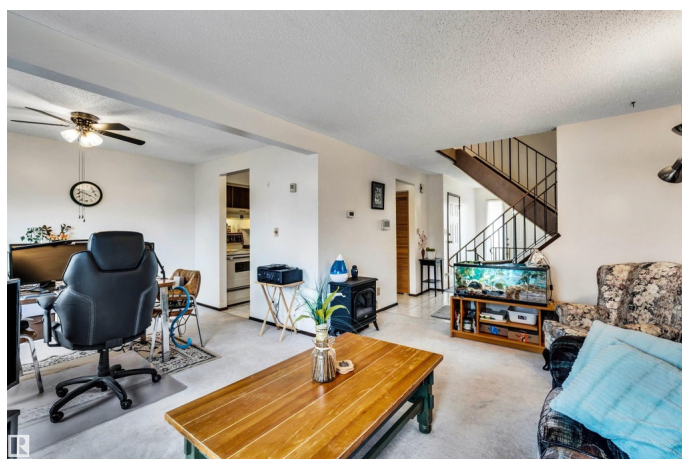
Built in 1976

Essential Information

MLS® # E4463061

Price \$229,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,291
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3314 130a Avenue
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3K3

Amenities

Amenities	Off Street Parking, Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home, Patio
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 22nd, 2025
Days on Market	8
Zoning	Zone 35
Condo Fee	\$418

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Listing information last updated on October 30th, 2025 at 2:17am MDT