

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. Donâ€™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 | 24                 |
| Zoning         | Zone 35            |
| Condo Fee      | \$418              |

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Listing information last updated on November 15th, 2025 at 2:47pm MST