

\$400,000 - 3717 136a Avenue, Edmonton

MLS® #E4464811

\$400,000

6 Bedroom, 2.50 Bathroom, 1,281 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Charming 4-level-split with detached double garage (26Wx24L, heated, 220V) in Belmont. This 1,286 sq ft (plus full basement) home features 3 levels above grade, hardwood & tile flooring and a bright, spacious floor plan. On the main level: a large living room with huge bow window, formal dining area, breakfast nook and a bright kitchen with peninsula and plenty of counter space. Upstairs: 5-piece main bathroom and 3 generous sized bedrooms including the owner's suite with 3-piece ensuite. The lower level boasts ground level entry, 4th bedroom, 2-pc bathroom with laundry and a beautiful, expansive family room with wood-burning fireplace and built-in shelving. In the basement: rec room, den and 2 additional bedrooms. The fully fenced back yard features a deck, patio, storage shed and woodshed. Located within walking distance to schools, parks, shopping and Clareview Rec Centre & library. Easy access to 137 Ave & Highway 15.

Built in 1975

Essential Information

MLS® #	E4464811
Price	\$400,000
Bedrooms	6
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,281
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	3717 136a Avenue
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2P2

Amenities

Amenities	Deck, Detectors Smoke, Dog Run-Fenced In, Patio, R.V. Storage
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated, Parking Pad Cement/Paved, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
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Exterior Features	Fenced, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 5th, 2025
Days on Market	7
Zoning	Zone 35

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