

## \$254,999 - 3242 130a Avenue, Edmonton

MLS® #E4434785

**\$254,999**

3 Bedroom, 3.00 Bathroom, 1,389 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

This beautifully designed end-unit townhouse offers the perfect blend of space, comfort, and convenience—ideal for first-time buyers or growing families. With 3 bedrooms, 2 full bathrooms, and 2 half-baths, this home features a spacious layout that includes a welcoming foyer, a bright open-concept living and dining area, and direct access to a fully fenced, landscaped backyard through sliding patio doors. The kitchen is thoughtfully laid out with a large window, pantry, plenty of cabinetry, and ample counter space to make meal prep easy and enjoyable. Upstairs, you'll find three generously sized bedrooms, including a primary suite complete with a walk-in closet, 2-piece ensuite, and your own private rooftop balcony—a perfect retreat for morning coffee or evening relaxation. The fully finished basement expands your living space with a large rec room featuring a gas fireplace, a 3-piece bathroom, and multiple storage areas. Additional perks include an attached single garage and access to visitor parking i

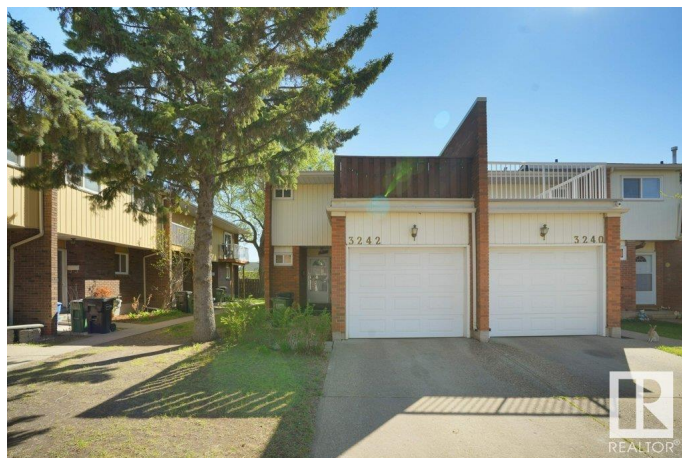
Built in 1976

### Essential Information

MLS® # E4434785

Price \$254,999

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,389
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3242 130a Avenue
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3K3

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	4
Zoning	Zone 35
Condo Fee	\$439

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Listing information last updated on May 10th, 2025 at 6:02am MDT