

\$399,999 - 3327 130 Avenue, Edmonton

MLS® #E4433042

\$399,999

4 Bedroom, 3.00 Bathroom, 1,489 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Investors/Rental Opportunities/Families -
Tranquility Meets Convenience -
Ravine-Backed Bungalow with 22 x 24
Oversized Garage! Peace & privacy await in
this lovely 3+1 bed, 3 bath, 1489 sq ft
bungalow tucked in a quiet cul-de-sac backing
onto Kennedale Ravine. Enjoy scenic views
from your fenced yard with private gate access
to trails. Inside offers a spacious living room,
dining room, family room w/wood-burning
fireplace, kitchen with breakfast nook & patio
doors to the deck, plus 3 generous bedrooms
including a primary with ensuite. The finished
basement has a separate entrance, kitchen, a
huge rumpus room, 4th bedroom, 3rd bath,
laundry & loads of storage. The **oversized
double garage** and long driveway offer
parking for 4+ vehicles or your RV. A secure
iron gate encloses the yard. Just minutes from
Hermitage & Rundle Park, golf, river valley
trails, shopping, transit, and with easy access
to Yellowhead & Anthony Henday - this home
is the perfect balance of city living and natural
beauty. Come see it!

Built in 1976

Essential Information

MLS® # E4433042

Price \$399,999



| | |
|----------------|------------------------|
| 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 | 54 |
| Zoning | Zone 35 |

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