

## \$234,999 - 3242 130a Avenue, Edmonton

MLS® #E4434785

**\$234,999**

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    | \$234,999 |
| 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 | 43            |
| Zoning         | Zone 35       |
| Condo Fee      | \$439         |

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Listing information last updated on June 18th, 2025 at 1:17pm MDT