

\$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	72
Zoning	Zone 35

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