

## \$229,900 - 2985 130 Avenue, Edmonton

MLS® #E4435516

**\$229,900**

3 Bedroom, 2.00 Bathroom, 1,373 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome to Green Manor Gardens!! Discover this charming 3-bedroom, 1 full & 2 half bathroom two-storey townhome perfectly situated in a quiet complex backing onto the stunning Kennedale Ravine!! This beautiful home boasts well kept hardwood floors, stainless steel appliances, FRESH PAINT and plenty of room for the growing family!! Step out your back door to enjoy peaceful treks, scenic views, and exhilarating bike rides right in your backyard. This home offers the ideal balance of nature and convenience, with quick access to Anthony Henday Drive and Yellowhead Trail for easy commuting anywhere in the city. You're also just a short bike ride from Hermitage Park and Rundle Park Golf Course, making it perfect for active lifestyles. Enjoy summer days lounging around the in-ground HEATED POOL with friends and family!! A must-see for those seeking serenity without sacrificing city access.

Built in 1976

### Essential Information

MLS® #	E4435516
Price	\$229,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	2
Square Footage	1,373
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2985 130 Avenue
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3M1

### Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Patio, Pool-Outdoor, Vinyl Windows
Parking	Single Garage Attached
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	4
Zoning	Zone 35
Condo Fee	\$541

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Listing information last updated on May 12th, 2025 at 3:02pm MDT