

Courtesy Of Shauna Allen Of Royal LePage Benchmark

## \$449,900 - 3726 135a Avenue, Edmonton

MLS® #E4433028

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,320 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Hello Gorgeous! Move-In Ready Gem with Over 2400 Sq Ft of Living Space. Welcome to this beautifully maintained and move-in ready home offering 3 bed, 3 bath, and a fully finished basementâ€”providing over 2400 sq ft of developed living space! From the moment you step inside, youâ€™ll be greeted by gleaming hardwood floors that flow through the spacious living and dining areas, complemented by a cozy gas fireplace with a stunning surround. The unique wood doors bring character and warmth to every room. The open-concept living, dining space creates a seamless flow, perfect for everyday living and entertaining. The fully developed basement is a retreat of its own, featuring a wood-burning stove, tons of open space, & storage, complete with a separate rear entrance making it ideal for extended family, kids, a home office, or future suite potential. Outside, enjoy FOUR incredible decks, including a large side deck off the kitchen with a gas BBQ line. Tons of recent upgrades. Oversized heated garage.

Built in 1975

### Essential Information

MLS® # E4433028

Price \$449,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,320
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3726 135a Avenue
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2W2

### **Amenities**

Amenities	Off Street Parking, Deck, Front Porch, R.V. Storage, Secured Parking, Storage-In-Suite
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape, No Back

Lane, No Through Road, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 26th, 2025
Days on Market	55
Zoning	Zone 35

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Listing information last updated on June 20th, 2025 at 2:17am MDT