

Courtesy Of Jack E Billingsley Of 2% Realty Pro

## \$500,000 - 3730 130a Avenue, Edmonton

MLS® #E4438449

**\$500,000**

3 Bedroom, 2.50 Bathroom, 1,685 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Nestled in the peaceful, family-oriented Northridge pocket of Belmont, North Edmonton, just under 1,700 sq ft, 4-bed, 2.5-bath home radiates charm and care. Enjoy a traffic-free haven, perfect for kids, with top schools, parks, and amenities nearby. The open-concept main floor dazzles with a natural gas fireplace, stainless steel appliances, a breakfast bar, and a large pantry. An oversized double attached garage provides ample space, while the meticulously landscaped, fenced backyard features a sprawling composite deck and a luxurious Arctic Spa Tundra SDS salt water tub with Spa Boyâ€™ideal for unwinding. Upstairs, a spacious bonus room and a generous master with a 3-piece ensuite offer comfort and style. The partially finished basement awaits your personal touch. This vibrant community, with friendly neighbors, blends modern convenience with serene living. Move-in ready and brimming with pride of ownership, this home is a rare find for families seeking quality and tranquility.

Built in 2000

### Essential Information

MLS® # E4438449

Price \$500,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,685
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3730 130a Avenue
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5A3

### Amenities

Amenities	Deck, Detectors Smoke, Hot Tub, Hot Water Natural Gas, No Animal Home, No Smoking Home, Storage-In-Suite, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 25th, 2025
Days on Market	13
Zoning	Zone 35

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