

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 | 121              |
| Zoning         | Zone 35          |

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Listing information last updated on August 25th, 2025 at 3:17am MDT