

## \$440,000 - 3705 131a Avenue, Edmonton

MLS® #E4431045

**\$440,000**

4 Bedroom, 3.00 Bathroom, 1,186 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Discover your dream home in the serene, family-friendly Northridge pocket of Belmont, Edmonton. This stunning 4-level split boasts over 2,200 sq ft of updated living space on a relatively private corner lot. The main level welcomes you with vaulted ceilings, hardwood floors, and a spacious living room. French doors lead from the dining area to a large deck and low-maintenance backyard, great for barbecues. The gourmet kitchen shines with lots of natural light, stainless steel appliances, and pantry. Upstairs, the primary suite offers a 3 piece ensuite, and 2 versatile bedrooms share an full bathroom. The windows, shingles and hardwood flooring all done about 11 years ago. Additional features include ceiling fans throughout, smart locks, huge backyard storage shed, and attached double garage. The lower level has a family room with natural gas fireplace, another bedroom, and a full bath. The basement level has a finished rec room / flex space with new carpet. The front yard is immaculate with a maple tree

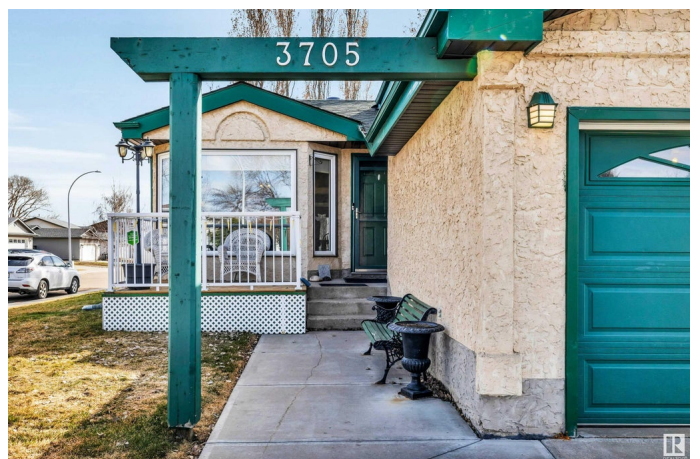
Built in 1992

### Essential Information

MLS® # E4431045

Price \$440,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,186                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3705 131a Avenue |
| Area        | Edmonton         |
| Subdivision | Belmont          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 4Y8          |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached                                                 |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Stories           | 4                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Finished                                                                                    |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                           |
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stucco                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 16th, 2025

Days on Market                5

Zoning                            Zone 35

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Listing information last updated on April 21st, 2025 at 7:02pm MDT