

## \$399,999 - 3327 130 Avenue, Edmonton

MLS® #E4433042

**\$399,999**

4 Bedroom, 3.00 Bathroom, 1,489 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

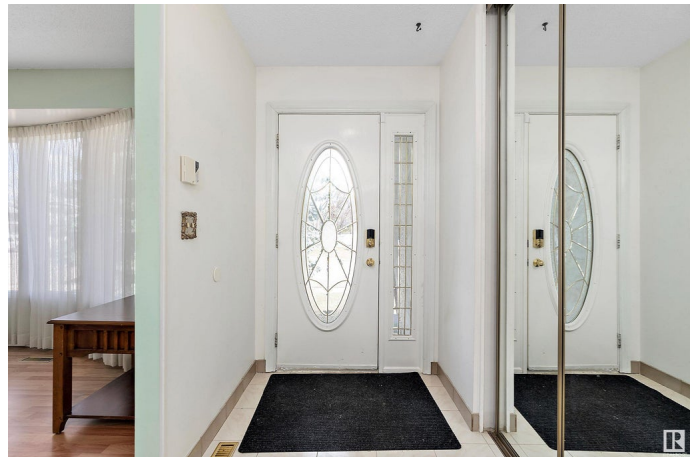
Investors/Rental Opportunities/Families -  
Tranquility Meets Convenience -  
Ravine-Backed Bungalow with 22 x 24  
Oversized Garage! Peace & privacy await in  
this lovely 3+1 bed, 3 bath, 1489 sq ft  
bungalow tucked in a quiet cul-de-sac backing  
onto Kennedale Ravine. Enjoy scenic views  
from your fenced yard with private gate access  
to trails. Inside offers a spacious living room,  
dining room, family room w/wood-burning  
fireplace, kitchen with breakfast nook & patio  
doors to the deck, plus 3 generous bedrooms  
including a primary with ensuite. The finished  
basement has a separate entrance, kitchen, a  
huge rumpus room, 4th bedroom, 3rd bath,  
laundry & loads of storage. The \*\*oversized  
double garage\*\* and long driveway offer  
parking for 4+ vehicles or your RV. A secure  
iron gate encloses the yard. Just minutes from  
Hermitage & Rundle Park, golf, river valley  
trails, shopping, transit, and with easy access  
to Yellowhead & Anthony Henday - this home  
is the perfect balance of city living and natural  
beauty. Come see it!

Built in 1976

### Essential Information

MLS® # E4433042

Price \$399,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,489                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3327 130 Avenue |
| Area        | Edmonton        |
| Subdivision | Belmont         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 3B4         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Deck, R.V. Storage                             |
| Parking Spaces | 6   |
| Parking        | Double Garage Detached, Front Drive Access, Heated, Insulated, Over Sized, RV Parking |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing, Mantel, Stone Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through Road, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Belmont,Sifton,Goretti     |
| Middle     | Seton, John D.Bracco       |
| High       | Eastglen,ME Lazerte,OLeary |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 53               |
| Zoning         | Zone 35          |

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Listing information last updated on June 17th, 2025 at 5:02am MDT