

## \$390,000 - 3803 132 Avenue, Edmonton

MLS® #E4434629

**\$390,000**

3 Bedroom, 3.00 Bathroom, 1,765 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

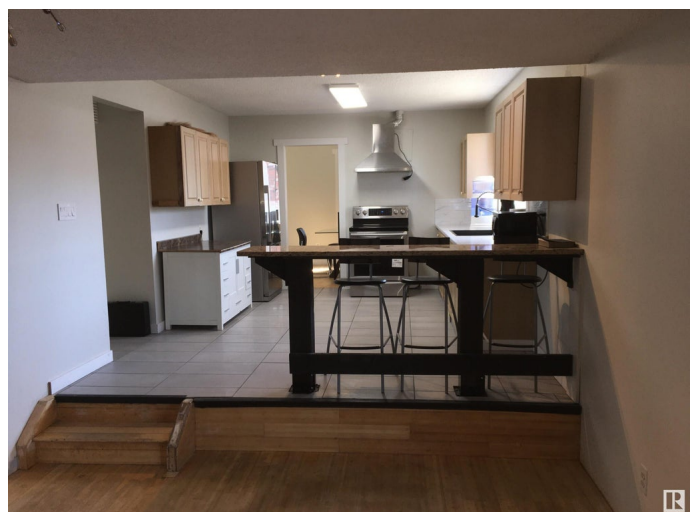
**GREAT OPPORTUNITY!!** This 2-Storey with 3 + 1 bedroom/ den, 4 bathrooms and over 2,500 sq.ft of living space. New kitchen and Stainless Steel appliances complete with new tile flooring makes this kitchen open and bright open to the family room w/ fireplace. Recently painted throughout, new interior doors and trim with hardwood floors on main level and new laminate flooring on the second floor.

Basement is finished with second kitchen and rec. room including a wet bar and bathroom (potential for bedrm.), new hot water tank (2023). Oversized garage is insulated. painted and heated. Quiet neighborhood with no through traffic, close to walking trails, plenty of schools, ETS, several parks and shopping.

Built in 1975

### Essential Information

MLS® #	E4434629
Price	\$390,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,765
Acres	0.00
Year Built	1975



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3803 132 Avenue
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3E6

### **Amenities**

Amenities	No Smoking Home, Wet Bar
Parking Spaces	5
Parking	Double Garage Attached, Heated, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Opener, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Santa Maria Goretti,Sifton
Middle	St. Elizabeth Seton
High	M.E Lazerte, O'leary

**Additional Information**

Date Listed	May 5th, 2025
Days on Market	43
Zoning	Zone 35

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Listing information last updated on June 17th, 2025 at 12:02pm MDT