

## \$250,000 - 3267 132a Avenue, Edmonton

MLS® #E4449414

**\$250,000**

3 Bedroom, 2.50 Bathroom, 1,311 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

The Perfect Condo Package...with all the extras! Updated 2 Storey Townhouse in Belmont. Attached Single Garage & a Parking Stall out front. The main floor features a stunning eat-in kitchen with modern cabinets, countertop, back splash, farmers sink & SSA. Spacious living room with lots of natural light from the large window & patio doors to the back yard. 2pc bathroom by the open staircase. Upstairs has 3 bedrooms, a 4pc bathroom. The primary bedroom has a barn door to the beautiful 4pc ensuite with a soaker tub & tiled shower. The basement is partially finished with a spacious family room & fireplace. Large laundry/utility room. Enjoy the Central AC & West facing fenced in yard & its backing onto a walking path. Located near schools, parks, trails, Clareview Rec Centre, shopping, LRT access & Hwy 16. Welcome Home!

Built in 1977

### Essential Information

MLS® #	E4449414
Price	\$250,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,311
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3267 132a Avenue
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3K4

### Amenities

Amenities	Air Conditioner, Detectors Smoke, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Front Drive Access, Single Garage Attached, Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 24th, 2025  
Days on Market                2  
Zoning                              Zone 35  
Condo Fee                        \$412

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