

## \$270,000 - 3260 130a Avenue, Edmonton

MLS® #E4432186

**\$270,000**

3 Bedroom, 1.50 Bathroom, 1,213 sqft  
Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome to your next family adventure in the heart of Belmont! This bright and beautifully upgraded 2-storey townhouse is packed with charm and function—perfect for young families ready to settle into a vibrant, community-focused neighborhood. Inside, you'll love the fresh updates: sleek stainless steel appliances, stylish new countertops and backsplash, updated lighting, modern flooring, and recently renovated bathrooms. With 3 generous bedrooms, the primary suite even opens to a private east-facing deck—your new favorite morning coffee spot! The cozy basement features a wood-burning fireplace for family movie nights and tons of storage for all your gear. Enjoy the fully fenced west-facing yard with a sunny deck—ideal for summer BBQs and safe outdoor play. Plus, there's an attached single-car garage and plenty of visitor parking. Located steps from parks, schools, transit, shopping, and a rec center, this home offers everything a growing family needs. Homes like this don't stay on the market long—act fast and make it yours!!

Built in 1976

### Essential Information

MLS® # E4432186



|                |                   |
|----------------|-------------------|
| Price          | \$270,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,213             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3260 130a Avenue |
| Area        | Edmonton         |
| Subdivision | Belmont          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 3K3          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Deck, Parking-Extra, Parking-Visitor |
| Parking   | Single Garage Attached                                   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Mantel  |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 35          |
| Condo Fee      | \$410            |

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Listing information last updated on May 1st, 2025 at 12:47pm MDT