

\$399,900 - 6308 130 Avenue, Edmonton

MLS® #E4440073

\$399,900

4 Bedroom, 2.00 Bathroom, 954 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

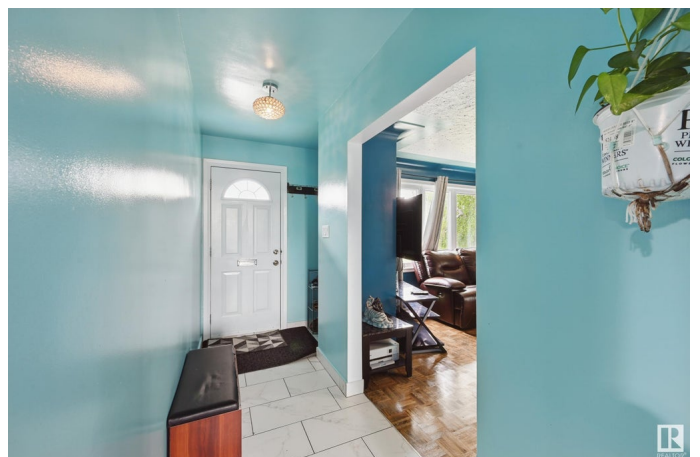
Welcome to this charming 3-bedroom up bungalow in the heart of Belvedere, Edmonton! As you enter, you're greeted by a bright living room and dining area featuring original hardwood floors, adding warmth and character. The functional kitchen flows just beyond, offering a great layout for daily living. The hallway features updated ceramic tile and leads to a refreshed 4-piece bathroom, primary and 2 additional generous bdrms. The partially finished basement has a separate entrance and includes another bedroom, living space, second kitchen, and laundry area—ideal for extended family or future potential. Outside, enjoy a private backyard with a deck and a double detached garage. Situated on a huge corner lot with no sidewalk on one side for less maintenance and enhanced curb appeal. Located in the mature community of Belvedere, known for its tree-lined streets, parks, schools, and quick access to transit, Yellowhead and shopping—this is a fantastic opportunity in a convenient and evolving neighbourhood.

Built in 1955

Essential Information

MLS® # E4440073

Price \$399,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	954
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6308 130 Avenue
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0G7

Amenities

Amenities	Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco

Foundation Concrete Perimeter

School Information

Elementary Belvedere School
Middle Balwin School
High M.E. LaZerte School

Additional Information

Date Listed June 3rd, 2025
Days on Market 4
Zoning Zone 02

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