

## \$454,900 - 3722 131a Avenue, Edmonton

MLS® #E4444096

**\$454,900**

3 Bedroom, 3.50 Bathroom, 1,515 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Welcome home to this beautiful newly renovated home in Northridge Estates. This 2 Storey home features 3 Bedrooms + den/flex room and 4 bathrooms. The spacious main floor gives you a bright large kitchen, dining room, living room, laundry room and half bathroom. Off the front entrance, you will find inside access to an attached double car garage. The north facing backyard off the kitchen is landscaped with an outdoor oasis on a large partially covered private deck with gas BBQ hookup. The 2nd level has three bedrooms with a 4 Piece Bath, linen storage, a large sized master with walk-in closet and 3 piece ensuite bathroom. In the recently renovated basement you will find a family room, flex room / den, huge bathroom, extra laundry (hookups), & storage. This is an awesome neighborhood that is close to all major transportation routes, ravines access and bike trails, shopping, playgrounds and schools.

Built in 1993

### Essential Information

MLS® # E4444096

Price \$454,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,515                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3722 131a Avenue |
| Area        | Edmonton         |
| Subdivision | Belmont          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 4Y8          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, Gazebo, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Low Maintenance Landscape, No Through Road, Public |

|              |  |
|--------------|--|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 35         |

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