

\$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	10
Zoning	Zone 35
Condo Fee	\$410

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 7:47am MDT