

## \$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

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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
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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	20
Zoning	Zone 35
Condo Fee	\$410

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