

Courtesy Of Shauna Allen Of Royal Lepage Benchmark

## **\$439,900 - 3726 135a Avenue, Edmonton**

MLS® #E4433028

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,320 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Just start packing- Fresh paint throughout, New lighting fixtures, all decks freshly stained, New microwave & dishwasher (2025), New fence (2018), Roof replaced within last 5 years, Furnace (2018), Hot water tank (within last 3 years) New windows on main floor, its move in ready! Providing over 2400 sq ft of developed living space! Gleaming hardwood floors that flow through the spacious living and dining areas, complemented by a cozy gas fireplace with a stunning surround. The unique wood doors bring character and warmth to every room. The open-concept living, dining space creates a seamless flow, perfect for everyday living and entertaining. The fully developed basement is a retreat of its own, featuring a wood-burning stove, tons of open space, & storage, complete with a separate rear entrance making it ideal for extended family, kids, a home office, or future suite potential. Outside, enjoy FOUR incredible decks, including a large side deck off the kitchen with a gas BBQ line. Oversized heated garage.

Built in 1975

### **Essential Information**

MLS® # E4433028

Price \$439,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,320
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3726 135a Avenue
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2W2

### **Amenities**

Amenities	Off Street Parking, Deck, Front Porch, R.V. Storage, Secured Parking, Storage-In-Suite
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape, No Back

Lane, No Through Road, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 26th, 2025
Days on Market	123
Zoning	Zone 35

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 August 27th, 2025 at 3:47pm MDT