

## **\$439,900 - 3706 136a Avenue, Edmonton**

MLS® #E4436912

**\$439,900**

3 Bedroom, 2.50 Bathroom, 2,997 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

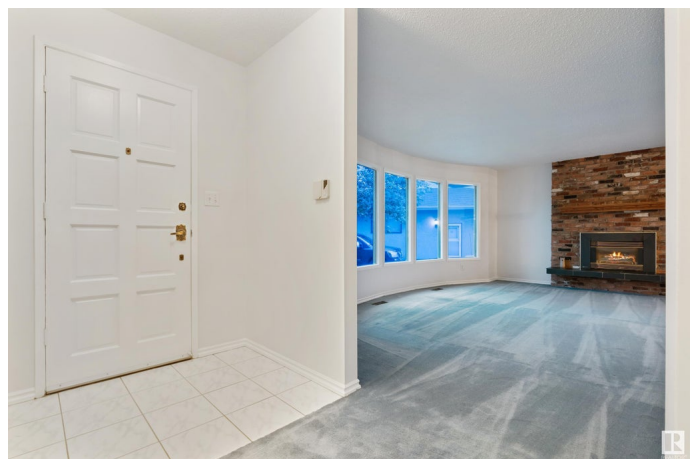
WELCOME to this BUNGALOW w/over 2,997 Sq Ft of DEVELOPED Space, 3 Beds, 3 Bath, LARGE Deck, SHED & an ATTACHED GARAGE! It has a MASSIVE 7,899 Sq Ft PIE LOT! Entering this CHARMING HOME, you'll find a BRICK Gas Fireplace in the Living room, LARGE Bay Windows flooding the house with DAYLIGHT, Fresh PAINT throughout, bringing a Clean NEUTRAL Palette! A Dining room for FAMILY MEALS & the Kitchen w/MAPLE Cabinets, White Appliances & an area for a table. There are 3 Beds on the MAIN floor incl/PRIVATE Primary & 3 pc EN-SUITE, a 4 Pc Bath & LAUNDRY/MUD room nearby for added CONVENIENCE. Downstairs, you're greeted with 2 FLEX Spaces, a 2 pc Bath, Bonus Room (a POSSIBLE 4th Bedroom), Utility room & a COZY Family Room incl/Wood Burning Fireplace! MAJOR UPGRADES have been made to the HOME, w/Alarm System (NO Contract), Vinyl Windows-2019, Roof-2020, Hot Water Tank-2020 & High Efficiency Furnace-2020. There are 8 virtual photos. NEARBY Amenities are Schools, Shopping, Rec Center, & Lush Riverside Walking Trails!

Built in 1975

### **Essential Information**

MLS® #

E4436912



|                |                        |
|----------------|------------------------|
| Price          | \$439,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,997                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3706 136a Avenue |
| Area        | Edmonton         |
| Subdivision | Belmont          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 2P4          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Vinyl Windows          |
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

**Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Vinyl                |
| Exterior Features | Fenced, Flat Site, Schools |
| Roof              | Asphalt Shingles           |
| Construction      | Wood, Vinyl                |
| Foundation        | Concrete Perimeter         |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | St. Elizabeth Seton Cathol |
| Middle     | St. Elizabeth Seton Cathol |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 1              |
| Zoning         | Zone 35        |

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Listing information last updated on May 17th, 2025 at 3:02pm MDT