

## \$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	9
Zoning	Zone 35

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