

## \$250,000 - 3267 132a Avenue, Edmonton

MLS® #E4449414

**\$250,000**

3 Bedroom, 2.50 Bathroom, 1,311 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

The Perfect Condo Package...with all the extras! Updated 2 Storey Townhouse in Belmont. Attached Single Garage & a Parking Stall out front. The main floor features a stunning eat-in kitchen with modern cabinets, countertop, back splash, farmers sink & SSA. Spacious living room with lots of natural light from the large window & patio doors to the back yard. 2pc bathroom by the open staircase. Upstairs has 3 bedrooms, a 4pc bathroom. The primary bedroom has a barn door to the beautiful 4pc ensuite with a soaker tub & tiled shower. The basement is partially finished with a spacious family room & fireplace. Large laundry/utility room. Enjoy the Central AC & West facing fenced in yard & its backing onto a walking path. Located near schools, parks, trails, Clareview Rec Centre, shopping, LRT access & Hwy 16. Welcome Home!

Built in 1977

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449414  |
| Price      | \$250,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,311             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3267 132a Avenue |
| Area        | Edmonton         |
| Subdivision | Belmont          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 3K4          |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                |
| Parking        | Front Drive Access, Single Garage Attached, Stall                |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Partially Finished                                                                                                                                        |

### Exterior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                                                  |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                     |
| Construction      | Wood, Stucco, Vinyl                                                                                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 24th, 2025  
Days on Market                10  
Zoning                              Zone 35  
Condo Fee                        \$412

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