

Courtesy Of Jack E Billingsley Of 2% Realty Pro

## \$440,000 - 3705 131a Avenue, Edmonton

MLS® #E4431045

**\$440,000**

4 Bedroom, 3.00 Bathroom, 1,186 sqft  
Single Family on 0.00 Acres

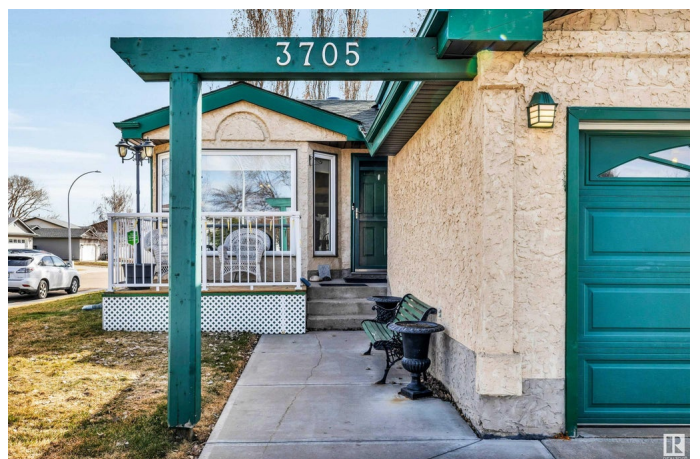
Belmont, Edmonton, AB

Discover your dream home in the serene, family-friendly Northridge pocket of Belmont, Edmonton. This stunning 4-level split boasts over 2,200 sq ft of updated living space on a relatively private corner lot. The main level welcomes you with vaulted ceilings, hardwood floors, and a spacious living room. French doors lead from the dining area to a large deck and low-maintenance backyard, great for barbecues. The gourmet kitchen shines with lots of natural light, stainless steel appliances, and pantry. Upstairs, the primary suite offers a 3 piece ensuite, and 2 versatile bedrooms share an full bathroom. The windows, shingles and hardwood flooring all done about 11 years ago. Additional features include ceiling fans throughout, smart locks, huge backyard storage shed, and attached double garage. The lower level has a family room with natural gas fireplace, another bedroom, and a full bath. The basement level has a finished rec room / flex space with new carpet. The front yard is immaculate with a maple tree

Built in 1992

### Essential Information

MLS® #	E4431045
Price	\$440,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,186
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	3705 131a Avenue
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4Y8

### **Amenities**

Amenities	Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 16th, 2025

Days on Market      16

Zoning                 Zone 35

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Listing information last updated on May 2nd, 2025 at 5:17pm MDT