

\$270,000 - 3260 130a Avenue, Edmonton

MLS® #E4432186

\$270,000

3 Bedroom, 1.50 Bathroom, 1,213 sqft
Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome to your next family adventure in the heart of Belmont! This bright and beautifully upgraded 2-storey townhouse is packed with charm and function—perfect for young families ready to settle into a vibrant, community-focused neighborhood. Inside, you’ll love the fresh updates: sleek stainless steel appliances, stylish new countertops and backsplash, updated lighting, modern flooring, and recently renovated bathrooms. With 3 generous bedrooms, the primary suite even opens to a private east-facing deck—your new favorite morning coffee spot! The cozy basement features a wood-burning fireplace for family movie nights and tons of storage for all your gear. Enjoy the fully fenced west-facing yard with a sunny deck—ideal for summer BBQs and safe outdoor play. Plus, there's an attached single-car garage and plenty of visitor parking. Located steps from parks, schools, transit, shopping, and a rec center, this home offers everything a growing family needs. Homes like this don’t stay on the market long—act fast and make it yours!!

Built in 1976

Essential Information

MLS® # E4432186



| | |
|----------------|-------------------|
| Price | \$270,000 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,213 |
| Acres | 0.00 |
| Year Built | 1976 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 3260 130a Avenue |
| Area | Edmonton |
| Subdivision | Belmont |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 3K3 |

Amenities

| | |
|-----------|--|
| Amenities | Off Street Parking, Deck, Parking-Extra, Parking-Visitor |
| Parking | Single Garage Attached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

| | |
|-------------------|--|
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 23rd, 2025 |
| Days on Market | 8 |
| Zoning | Zone 35 |
| Condo Fee | \$410 |

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Listing information last updated on April 30th, 2025 at 11:17pm MDT