

## \$349,900 - 3014 132 Avenue, Edmonton

MLS® #E4443897

**\$349,900**

4 Bedroom, 1.50 Bathroom, 1,023 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

**NO CONDO FEES! Affordable Half Duplex with Income Potential!** Whether you're a first-time buyer or an investor, this 4-bedroom, 1.5-bath home is packed with opportunity. The main floor offers laminate and tile flooring throughout, a spacious living room, functional kitchen and dining area, 3 bedrooms, and a full 4-piece bath. Downstairs, the partially finished basement includes a 4th bedroom, half bath, and a SEPERATE SIDE ENTRANCE – perfect setup for a future suite.

The sunny, fully fenced backyard has room to customize, and the front driveway fits up to 3 vehicles. Ideally located close to schools, parks, and shopping. With a few updates, this property has great upside in a high-demand area.

Built in 1975

### Essential Information

MLS® #	E4443897
Price	\$349,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,023
Acres	0.00



Year Built	1975
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	3014 132 Avenue
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2Z1

### **Amenities**

Amenities	No Animal Home
Parking	Front Drive Access, Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

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

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	8
Zoning	Zone 35

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Listing information last updated on July 1st, 2025 at 7:48pm MDT