

## **\$679,000 - 3811 130 Avenue, Edmonton**

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MLS® #E4442407

**\$679,000**

6 Bedroom, 3.50 Bathroom, 2,471 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Welcome to this rare 6 bedroom home backing Kennedale Ravine, providing over 4,000 sq ft of living space! With potential for 8 bedrooms, this perfect multi-generational home has a separate entrance, walkout basement, and 2nd kitchen - ideal for your large family! Upgrades include solar panels, newer shingles, central AC, and gorgeous brick masonry throughout. The front living room with a cozy brick fireplace and formal dining room are ideal for time with the family. The expansive bonus room (over 425 sq ft) provides an amazing space for entertaining and has potential to be transformed into a 7th & 8th bedroom. The fully finished walk-out basement is a standout feature, with 9' ceilings, a 2nd kitchen, family room, 3 bedrooms, and a full bath with soaker tub. Outside, enjoy your sunny south-facing rear deck with gas BBQ line and spiral staircase. Overlooking the ravine, the private and landscaped backyard includes a fire pit and direct access to walking trails. This is a true retreat and must see!

Built in 1999

### **Essential Information**

MLS® # E4442407

Price \$679,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,471                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3811 130 Avenue |
| Area        | Edmonton        |
| Subdivision | Belmont         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 5G1         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling, Solar Equipment |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Over Sized   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing, Mantel   |
| Stories           | 3  |
| Has Suite         | Yes  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick   |
| Foundation        | Concrete Perimeter  |

## School Information

|            |                        |
|------------|------------------------|
| Elementary | St. Elizabeth Seton    |
| Middle     | St. Elizabeth Seton    |
| High       | Austin O'Brien,O'Leary |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 68              |
| Zoning         | Zone 35         |

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