

## **\$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	66
Zoning	Zone 35

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