

## \$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 | 2               |
| Zoning         | Zone 35         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 25th, 2025 at 12:32pm MDT