

Courtesy Of Shauna Allen Of Royal Lepage Benchmark

## **\$435,000 - 3726 135a Avenue, Edmonton**

MLS® #E4433028

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,320 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Just start packing- Fresh paint throughout, New lighting fixtures, all decks freshly stained, New microwave & dishwasher (2025), New fence (2018), Roof replaced within last 5 years, Furnace (2018), Hot water tank (within last 3 years) New windows on main floor, its move in ready! Providing over 2400 sq ft of developed living space! Gleaming hardwood floors that flow through the spacious living and dining areas, complemented by a cozy gas fireplace with a stunning surround. The unique wood doors bring character and warmth to every room. The open-concept living, dining space creates a seamless flow, perfect for everyday living and entertaining. The fully developed basement is a retreat of its own, featuring a wood-burning stove, tons of open space, & storage, complete with a separate rear entrance making it ideal for extended family, kids, a home office, or future suite potential. Outside, enjoy FOUR incredible decks, including a large side deck off the kitchen with a gas BBQ line. Oversized heated garage.

Built in 1975

### **Essential Information**

MLS® # E4433028

Price \$435,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,320                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 3726 135a Avenue |
| Area        | Edmonton         |
| Subdivision | Belmont          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 2W2          |

### **Amenities**

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Deck, Front Porch, R.V. Storage, Secured Parking, Storage-In-Suite |
| Parking Spaces | 4                                                                                      |
| Parking        | Double Garage Detached                                                                 |

### **Interior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                     |
| Stories           | 2                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Finished                                                                                                |

### **Exterior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape, No Back |

Lane, No Through Road, Schools, Shopping Nearby, Treed Lot

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 164              |
| Zoning         | Zone 35          |

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Listing information last updated on October 7th, 2025 at 5:32am MDT