

## \$399,900 - 6308 130 Avenue, Edmonton

MLS® #E4440073

**\$399,900**

4 Bedroom, 2.00 Bathroom, 954 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

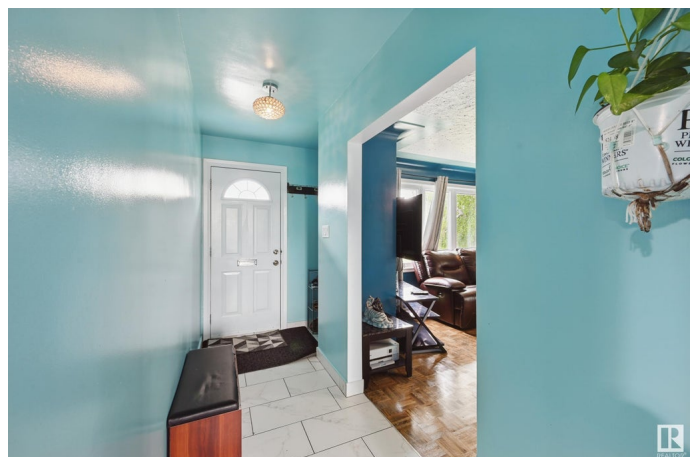
Welcome to this charming 3-bedroom up bungalow in the heart of Belvedere, Edmonton! As you enter, you're greeted by a bright living room and dining area featuring original hardwood floors, adding warmth and character. The functional kitchen flows just beyond, offering a great layout for daily living. The hallway features updated ceramic tile and leads to a refreshed 4-piece bathroom, primary and 2 additional generous bdrms. The partially finished basement has a separate entrance and includes another bedroom, living space, second kitchen, and laundry area—ideal for extended family or future potential. Outside, enjoy a private backyard with a deck and a double detached garage. Situated on a huge corner lot with no sidewalk on one side for less maintenance and enhanced curb appeal. Located in the mature community of Belvedere, known for its tree-lined streets, parks, schools, and quick access to transit, Yellowhead and shopping—this is a fantastic opportunity in a convenient and evolving neighbourhood.

Built in 1955

### Essential Information

MLS® # E4440073

Price \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 954                    |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6308 130 Avenue |
| Area        | Edmonton        |
| Subdivision | Belvedere       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 0G7         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, See Remarks      |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                   |
| Stories      | 2                                                                           |
| Has Basement | Yes                                                                         |
| Basement     | Full, Partially Finished                                                    |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                           |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stone, Stucco                                                                                           |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Belvedere School  
Middle                              Balwin School  
High                                M.E. LaZerte School

**Additional Information**

Date Listed                      June 3rd, 2025  
Days on Market                8  
Zoning                              Zone 02

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