

# \$219,900 - 2967 130 Avenue, Edmonton

MLS® #E4443950

## \$219,900

3 Bedroom, 2.00 Bathroom, 1,313 sqft  
Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Available for immediate possession! Upgraded 3-bedroom end unit 1,313 sq. ft. townhouse overlooking a tranquil ravine in a well-maintained complex in Blemont. Enjoy your warm summer days at the outdoor pool or host gatherings in your fenced yard with private green space views. Inside, the home features a sunken living room with a wood-burning fireplace, a well-lit dining area, and an updated kitchen with newer oak cabinets and maple baseboards through-out. The spacious primary bedroom boasts double closets and a convenient 2-piece ensuite. With an upgraded main bathroom, single attached garage plus driveway parking. Just minutes away from both the Yellowhead and Anthony Henday highways. Public transportation right out your door. Perfect for the first time home buyer or investor.

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443950  |
| Price          | \$219,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,313     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1976              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2967 130 Avenue |
| Area        | Edmonton        |
| Subdivision | Belmont         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 3M1         |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Pool-Outdoor, Vinyl Windows   |
| Parking Spaces | 2                             |
| Parking        | Single Garage Attached, Stall |
| Has Pool       | Yes                           |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Fireplace         | Yes                                                              |
| Fireplaces        | Brick Facing                                                     |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Partially Finished                                         |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                          |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 23rd, 2025  
Days on Market                80  
Zoning                              Zone 35  
Condo Fee                        \$541

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