

## \$499,900 - 3003 134 Avenue, Edmonton

MLS® #E4458302

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,901 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Welcome to this charming two-story home in a mature neighborhood, perfectly situated within walking distance to schools, parks, shopping, and the scenic river valley. Inside, the open-concept main floor is bright and inviting, featuring a cozy gas fireplace and a spacious kitchen and dining area, ideal for family gatherings. A convenient mudroom with main-floor laundry completes this level. Upstairs, three bedrooms include a generous primary suite with a private ensuite and relaxing jacuzzi tub, plus a second full bathroom for added comfort. The fully finished basement expands your living space with a large family room, an oversized bonus room, and a 3-piece bathroom, perfect for a home office, gym, or guest space. Step outside to enjoy the enclosed deck with a built-in BBQ gas line, fire pit, RV parking, and plenty of room for kids or pets to play, along with the convenience of a double attached garage. This home truly offers the space and flexibility to grow with your family.

Built in 2002

### Essential Information

MLS® # E4458302

Price \$499,900

Lease Rate \$15



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,901                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3003 134 Avenue |
| Area        | Edmonton        |
| Subdivision | Belmont         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 5C3         |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Hot Water Natural Gas, R.V. Storage, Vinyl Windows |
| Parking Spaces | 4                                                                         |
| Parking        | Double Garage Attached, Parking Pad Cement/Paved, RV Parking              |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                    |
| Fireplaces        | Mantel                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                         |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                        |
| Exterior Features | Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby, Treed Lot |
| Lot Description   | 35.3m                                                                                                                                     |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Brick, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                        |

### **School Information**

|            |                |
|------------|----------------|
| Elementary | Belmont        |
| Middle     | John D. Bracco |
| High       | Eastglen       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 28                   |
| Zoning         | Zone 35              |

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Listing information last updated on October 16th, 2025 at 4:17am MDT