

## \$439,900 - 3706 136a Avenue, Edmonton

MLS® #E4436912

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

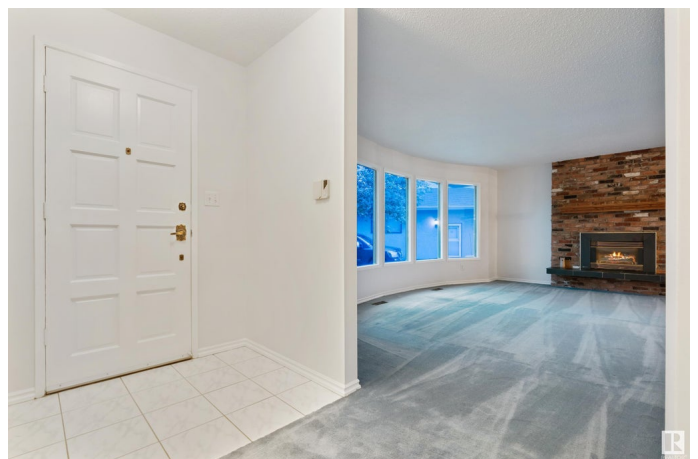
WELCOME to this BUNGALOW w/over 2,997 Sq Ft of DEVELOPED Space, 3 Beds, 3 Bath, LARGE Deck, SHED & an ATTACHED GARAGE! It has a MASSIVE 7,899 Sq Ft PIE LOT! Entering this CHARMING HOME, you'll find a BRICK Gas Fireplace in the Living room, LARGE Bay Windows flooding the house with DAYLIGHT, Fresh PAINT throughout, bringing a Clean NEUTRAL Palette! A Dining room for FAMILY MEALS & the Kitchen w/MAPLE Cabinets, White Appliances & an area for a table. There are 3 Beds on the MAIN floor incl/PRIVATE Primary & 3 pc EN-SUITE, a 4 Pc Bath & LAUNDRY/MUD room nearby for added CONVENIENCE. Downstairs, you're greeted with 2 FLEX Spaces, a 2 pc Bath, Bonus Room (a POSSIBLE 4th Bedroom), Utility room & a COZY Family Room incl/Wood Burning Fireplace! MAJOR UPGRADES have been made to the HOME, w/Alarm System (NO Contract), Vinyl Windows-2019, Roof-2020, Hot Water Tank-2020 & High Efficiency Furnace-2020. There are 8 virtual photos. NEARBY Amenities are Schools, Shopping, Rec Center, & Lush Riverside Walking Trails!

Built in 1975

### Essential Information

MLS® #

E4436912



Price	\$439,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,507
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3706 136a Avenue
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2P4

### Amenities

Amenities	Vinyl Windows
Parking Spaces	3
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	St. Elizabeth Seton Cathol
Middle	St. Elizabeth Seton Cathol

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	8
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 May 24th, 2025 at 6:32pm MDT