



**Edmonton**      **35 Belmont**      **LP: \$225,000**  
**3131 130 AV NW**      **SP:** M  
**ACTIVE**

**List ID #:** E4331711      **Type:** Townhouse  
**DOM:** 0      **Style:** 2 Storey  
**Rms Abv Gd:** 6      **Year Blt:** 1976  
**Bedrms:** **Above:** 3      **Ttl:** 3      **Basement:** Full  
**Baths:** 2 / 2      **Bsmt Dev:** Partly Finished  
**Total Flr (SF):** 1,362.83      **Total Flr (M):** 126.61

Hidden gem in Ravine setting! This 1,362 sq ft 3 bedroom, 2 full bath plus 2 half bath townhouse is surrounded by nature yet has easy access to both Yellowhead and Anthony Henday. With oversize back deck plus single car garage, this unit in a small self-managed complex is condo living at its best. The eat-in kitchen, large living/dining room and sunken TV room with electric fireplace provide easy access to the south facing deck and Kennedale Ravine. Basement office/family room, storage areas, laundry and separate hobby room make this the ideal home for the whole family. The attached single garage and driveway are steps away from front door. Included in sale: Pergola on deck, office furniture and shelving in basement, and shelving in garage. Garage door replaced in 2020 and quiet garage opener 2023. Back deck (16x26) built 2016. LG Washer & Dryer 2021. HW Heater 2018. Reserve fund healthy and no plans for special assessment. 93% owner occupied.

**Directions:**

**Virtual Tour:** URL-Virtual Tour      **Brochure:** URL-Brochure

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	30	Negotiable	Level	Mtr2	SqFt
<b>Full Baths:</b>	2	3	2	3			<b>Occupancy:</b>	Vacant		<b>Main:</b>		
<b>Ensuite</b>							<b>Garage Dim:</b>			<b>Upper:</b>		
<b>Addl Rms:</b>	0	<b>Finished Lvl:</b> 2					<b>Elem Schl:</b>			<b>Lowr:</b>		
<b>Fpl:</b>		<b>Fpl Fuel:</b> Electric					<b>Jr High Schl:</b>			<b>BIGd:</b>	61.37	660.59
<b>Fpl Type:</b>	Insert						<b>High Schl:</b>			<b>Total A.G.</b>	126.61	1,362.83
<b>Parking:</b>	Single Garage Attached											

<b>Living Rm:</b>	3.81x5.82	M	<b>Primary Bdrm:</b>	4.34x4.07	U
<b>Dining Rm:</b>			<b>Bedrm 2:</b>	3.24x3.17	U
<b>Kitchen:</b>	3.55x3.47	M	<b>Bedrm 3:</b>	3.23x3.04	U
<b>Family Rm:</b>	4.17x3.47	M	<b>Bedrm 4:</b>		
<b>Den:</b>					
<b>Bonus Rm</b>					

**Flooring:** Carpet, Laminate Flooring, Linoleum      **Foundation:** Concrete  
**Construct:** Wood Frame      **Heat Type:** Forced Air-1  
**Roof:**      **Heat Fuel:**  
**Exterior:** Stucco, Wood      **Remodel:**  
**Site Infl:** Backs Onto Park/Trees, Playground Nearby, Public Transportation, Ravine View, Schools      **Amen/Features:** Deck, Parking-Visitor

**Goods Incl:** Dishwasher-Built-In, Dryer, Freezer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks      **Restrict:** Pet Restrict/Board Approv

**Warranty:**      **Goods Excl:**  
**Front Expos:** North      **Condo/HOA:**      **Condo:** \$377.01      **HOA:**  
**Prop Class:** Condo      Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Reserve Fund Contribution  
**Condo Name:** Green View Place  
**Prk Encl/TTL:** / /

<b>Lot Sq (M):</b>	368.57	<b>Lot Dimen:</b>	
<b>Frontage (M):</b>		<b>Lot Shape:</b>	Rectangular
<b>Depth (M):</b>		<b>Zoning:</b>	RF5
<b>Conform:</b>		<b>Front Expos:</b>	North
<b>Taxes:</b>	\$2,022.82	<b>Local Improv:</b>	/Yr:
	<b>Tax Yr:</b> 2022		