



Edmonton **35 Belmont** **LP: \$294,900**
3903 132 AV NW **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4186194
Style:	3 Level Split	Bdrms Above:	3
Year Built:	1975	Bdrms Total:	4
Full Baths:	1	Basement:	Part
Half Baths:	1	Bsmnt Dev:	Partly Finished
Tot A.G. SqFt:	1,153.90	Tot A.G. SqM:	107.20

HUGE lot and amazing price for almost fully renovated home on a beautiful street in a great family neighborhood! Excellent curb appeal and a gorgeous HUGE SOUTH FACING backyard with awesome fire-pit await your summer enjoyment. Step inside and note the lovely new flooring throughout the sunny main floor plus all new paint and gorgeous new light fixtures. The kitchen is so attractive featuring stylish full height grey cabinets and beautiful subway tile backsplash along with new s/s appliances. A nice big living room and bright dining room allow for great family get togethers. Upstairs you'll find a big master bedroom with convenient two piece bathroom and two more good sized bedrooms & main bath. The lower level provides a huge fourth bedroom or family room and rough in for another full bathroom as well as laundry area. Located close to Kennedale Ravine & Sifton Park, as well as all the amenities you'll need, this home makes a perfect first home or investment property!

Directions:

Virtual Tour:

Brochure: <http://www.3903-132ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt	
Baths:	0	0	0	1	0	0	Main:			
Ensuite Baths:		1	0	0	0	0	Uppr:			
Finish Levels:	2						AbGd:	107.20	1,153.90	
Fireplace Y/N:							Lowr:			
Fireplace Type:							BIGd:			
Fireplace Fuel:							Total A.G.:	107.20	1,153.90	
Parking:	No Garage, Parking Pad Cement/Paved									
Garage Dim:				Prk Encl/Ttl:	/					

Living Room:	M	Master Bedroom:	U
Dining Room:	M	Bedroom 2:	U
Kitchen:	M	Bedroom 3:	U
Family Room:		Bedroom 4:	L
Den:			
Bonus Room:			

Flooring:	Vinyl Plank	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Metal, Stucco	Features:	Detectors Smoke, No Animal Home, No Smoking Home
Site Influences:	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby		

Goods Included: Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer **Restrictions:** None Known

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:		Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	North
Taxes:	\$2,633.36 2019	Local Improve:			