

## \$320,000 - 3014 132 Avenue, Edmonton

MLS® #E4443897

**\$320,000**

4 Bedroom, 1.50 Bathroom, 1,023 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

**NO CONDO FEES! Affordable Half Duplex with Income Potential!** Whether you're a first-time buyer or an investor, this 4-bedroom, 1.5-bath home is packed with opportunity. The main floor offers laminate and tile flooring throughout, a spacious living room, functional kitchen and dining area, 3 bedrooms, and a full 4-piece bath. Downstairs, the partially finished basement includes a 4th bedroom, half bath, and a SEPERATE SIDE ENTRANCE – perfect setup for a future suite.

The sunny, fully fenced backyard has room to customize, and the front driveway fits up to 3 vehicles. Ideally located close to schools, parks, and shopping. With a few updates, this property has great upside in a high-demand area.

Built in 1975

### Essential Information

MLS® #	E4443897
Price	\$320,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,023
Acres	0.00



Year Built	1975
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	3014 132 Avenue
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2Z1

### Amenities

Amenities	No Animal Home
Parking	Front Drive Access, Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 23rd, 2025
Days on Market	38
Zoning	Zone 35

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