

## \$490,000 - 3410 135a Avenue, Edmonton

MLS® #E4462561

**\$490,000**

3 Bedroom, 3.00 Bathroom, 1,738 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Welcome Home! This thoughtfully renovated Bi-level in Clareview has everything you need and more! From an incredible curb appeal with a new driveway (within 5 years) updated exterior, FULL landscaping with irrigation system. Upon entry you'll find oak flooring that is truly striking , quartz countertops in your large kitchen and a new addition with a office that can be a hot tub location as well.

Gemstone Lighting and modern renovated bathrooms. Enjoy year round comfort with hot water on demand and dual AC units. Back deck is perfect for entertaining with a space for a fire pit. HUGE double detached HEATED garage with a full width storage shed. List goes on.

Built in 1976

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4462561      |
| Price          | \$490,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,738         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3410 135a Avenue |
| Area        | Edmonton         |
| Subdivision | Belmont          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 2V9          |

### Amenities

|                |                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Detectors Smoke, Hot Water Tankless, Low Flw/Dual Flush Toilet, Vinyl Windows, See Remarks |
| Parking Spaces | 6                                                                                                                              |
| Parking        | Double Garage Detached                                                                                                         |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                               |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                              |
| Exterior Features | Fenced, Low Maintenance Landscape, No Back Lane |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stone, Vinyl                              |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 33                 |
| Zoning         | Zone 35            |

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Listing information last updated on November 19th, 2025 at 1:33pm MST