



## 3612 130 Avenue Edmonton AB

\$439,900

Welcome to this RENOVATED 4 Level Split, in quiet culdesac of great community of Belmont! Laminate floors and tile throughout. NEWER KITCHEN 2021, with tile flooring, lots of white cabinetry, quartz countertops, large island, walk in pantry, and nice size dining area adjacent. Off kitchen a few steps down, is a spacious, cozy family room with gas fireplace. On this level is a bedroom and renovated 4 pce bath. Basement level has newer vinyl plank floors, SECOND KITCHEN with dining/lounge areas, and a large storage/laundry room. On the upstairs level, you will find the primary bedroom with 3 pce ensuite and his and her closets. Two more bedrooms and renovated 4 pce bath complete the upper level. Other upgrades include new HWT 2021 and maintenance free fence. Enjoy the spacious pie shape backyard, with patio and firepit area. Walking distance to schools, close to Clareview Rec Centre, and easy access to Yellowhead Trail. This home has so much to offer! Don't miss out on this one!

Listing Presented By:



Originally Listed by:  
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