

## \$400,000 - 3717 136a Avenue, Edmonton

MLS® #E4464811

**\$400,000**

6 Bedroom, 2.50 Bathroom, 1,281 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Charming 4-level-split with detached double garage (26Wx24L, heated, 220V) in Belmont. This 1,286 sq ft (plus full basement) home features 3 levels above grade, hardwood & tile flooring and a bright, spacious floor plan. On the main level: a large living room with huge bow window, formal dining area, breakfast nook and a bright kitchen with peninsula and plenty of counter space. Upstairs: 5-piece main bathroom and 3 generous sized bedrooms including the owner's suite with 3-piece ensuite. The lower level boasts ground level entry, 4th bedroom, 2-pc bathroom with laundry and a beautiful, expansive family room with wood-burning fireplace and built-in shelving. In the basement: rec room, den and 2 additional bedrooms. The fully fenced back yard features a deck, patio, storage shed and woodshed. Located within walking distance to schools, parks, shopping and Clareview Rec Centre & library. Easy access to 137 Ave & Highway 15.

Built in 1975

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464811  |
| Price     | \$400,000 |
| Bedrooms  | 6         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,281                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3717 136a Avenue |
| Area        | Edmonton         |
| Subdivision | Belmont          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 2P2          |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Dog Run-Fenced In, Patio, R.V. Storage                                    |
| Parking Spaces | 4                                                                                                |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated, Insulated, Parking Pad Cement/Paved, RV Parking |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Fireplace         | Yes                                                                                                                                      |
| Fireplaces        | Brick Facing                                                                                                                             |
| Stories           | 4                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                           |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Metal |
|----------|-------------|

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Metal                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                             |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 16                 |
| Zoning         | Zone 35            |

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Listing information last updated on November 21st, 2025 at 2:32am MST