

## \$250,000 - 2923 130 Avenue, Edmonton

MLS® #E4435972

**\$250,000**

3 Bedroom, 2.00 Bathroom, 1,462 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome to this spacious 3-bedroom, 3-bathroom townhouse in Green Manor Gardens. Upon entering, you'll be greeted by a large living room and dining area with a pass through to the kitchen. The kitchen features ample cabinet space, a new dishwasher and a generous sized window looking out to the backyard. Step down into the second living area that features a wood burning fireplace and patio doors that lead to the low maintenance, fenced yard. No grass to mow here! The main level also has a 2 piece bathroom. Upstairs is the full bath and 3 bedrooms, including the primary suite with a 2 piece ensuite and private balcony over the backyard. Another bedroom has access to the huge terrace over the garage. Laundry is located in the unfinished basement. Recent upgrades include central air conditioning and a new hot water tank. As a resident, youâ€™™ll also have access to an outdoor community pool, ideal for summer relaxation.

Built in 1976

### Essential Information

MLS® #	E4435972
Price	\$250,000
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	2
Square Footage	1,462
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2923 130 Avenue
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3M1

### Amenities

Amenities	Air Conditioner, Patio, Pool-Outdoor, Rooftop Deck/Patio
Parking Spaces	2
Parking	Single Garage Attached, Stall
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Public

	Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 11th, 2025
Days on Market	14
Zoning	Zone 35
Condo Fee	\$540

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