

## \$274,900 - 2989 130 Avenue, Edmonton

MLS® #E4453013

**\$274,900**

3 Bedroom, 2.50 Bathroom, 1,486 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome home to Green Manor Gardens!! This gorgeous well kept & updated townhome with over 2000 sq/ft of living space is sure to impress! Backing onto the scenic Kennedale Ravine you'll feel a sense of peace like never before! Upon entry, you're greeted by the bright and airy foyer, which leads to the massive living area perfect for entertaining. The kitchen is a chefs dream with tons of natural light, ample counter space, solid wood cabinetry & SS APPLIANCES! The dining area is perfect for family meals, or maybe a seating area with a glass of wine as you cozy up by your WB FP!! A 2pc bath completes the main. On the 2nd floor, you'll find two spacious bedrooms, linen closet, & primary 4pc bathroom with a JACUZZI TUB!! Down the hall, is your primary sanctuary. This bedroom includes a large closet with organizer, PRIVATE BALCONY, electric FP & 3pc ensuite with HEATED FLOOR! The basement offers additional living space(Den) with a custom touch! Green space for days, ravine views, and an in ground heated pool!

Built in 1976

### Essential Information

MLS® # E4453013

Price \$274,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,486             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2989 130 Avenue |
| Area        | Edmonton        |
| Subdivision | Belmont         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 3M1         |

### Amenities

|           |                                                                                                                                    |
|-----------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Pool-Outdoor |
| Parking   | Parking Pad Cement/Paved, Single Garage Attached                                                                                   |
| Has Pool  | Yes                                                                                                                                |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Brick Facing                                                                                                                |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                                                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Level Land, Low Maintenance Landscape, No Back Lane, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                                |
| Construction      | Wood, Stucco, Vinyl                                                                                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                              |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 35           |
| Condo Fee      | \$568             |

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Listing information last updated on August 27th, 2025 at 10:17am MDT