

## **\$384,900 - 13148 36 Street, Edmonton**

MLS® #E4457538

**\$384,900**

3 Bedroom, 2.00 Bathroom, 941 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Look no further. It's all right here. A clean, well looked after 4 level split, located in a quiet cul de sac, in the family friendly community of Belmont. Current long time owner has meticulously looked after this property and shows pride of ownership throughout. Main floor features a living room and spacious eat in kitchen with patio doors to deck and backyard. Upper level has has 2 good sized bedrooms and full bathroom while the third level has a bedroom, full bathroom and rec room with gas fireplace. The basement is unspoiled and offers more possible living space with future development. The backyard features an ample deck for entertaining and enjoying the long summer evenings, as well as a garden area for those with a green thumb and some fruit trees for those who like to bake and make homemade compotes. Belmont Elementary and Elizabeth Seton Elementary/Junior High are a short walk away without having to cross any busy roads. This bright and inviting home awaits a new family to make it it's own.

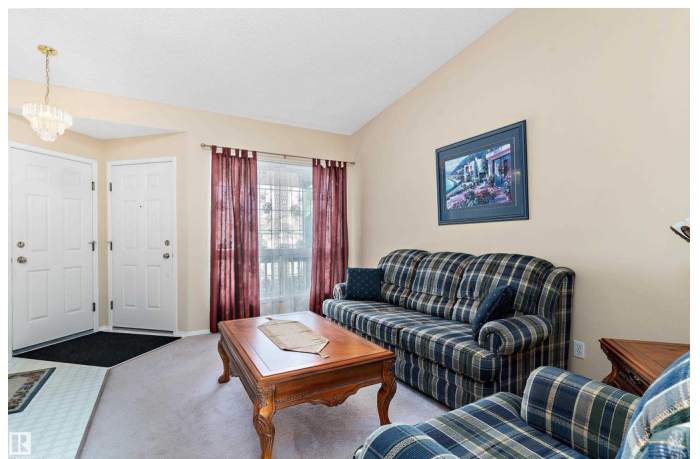
Built in 1997

### **Essential Information**

MLS® # E4457538

Price \$384,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 941                    |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13148 36 Street |
| Area        | Edmonton        |
| Subdivision | Belmont         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 5C7         |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### Interior

|              |                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                        |
| Fireplace    | Yes                                                                                              |
| Fireplaces   | Corner                                                                                           |
| Stories      | 3                                                                                                |
| Has Basement | Yes                                                                                              |
| Basement     | Full, Unfinished                                                                                 |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                        |
| Exterior Features | Fenced, Fruit Trees/Shrubs, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 35              |

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Listing information last updated on September 14th, 2025 at 6:47pm MDT