

## \$399,900 - 6308 130 Avenue, Edmonton

MLS® #E4440073

**\$399,900**

4 Bedroom, 2.00 Bathroom, 954 sqft

Single Family on 0.00 Acres

Belvedere, Edmonton, AB

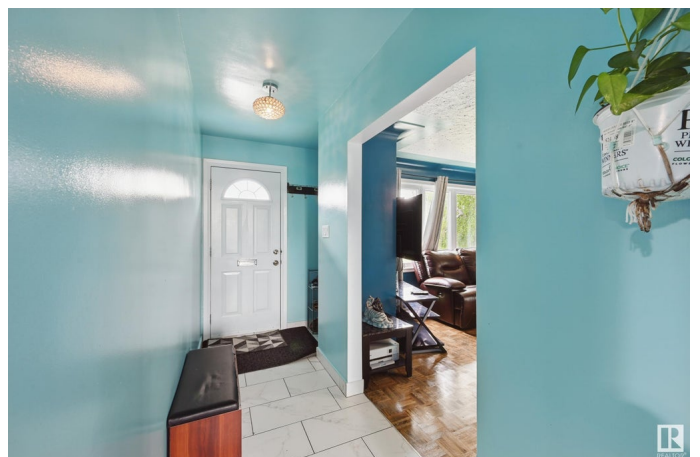
Welcome to this charming 3-bedroom up bungalow in the heart of Belvedere, Edmonton! As you enter, you're greeted by a bright living room and dining area featuring original hardwood floors, adding warmth and character. The functional kitchen flows just beyond, offering a great layout for daily living. The hallway features updated ceramic tile and leads to a refreshed 4-piece bathroom, primary and 2 additional generous bdrms. The partially finished basement has a separate entrance and includes another bedroom, living space, second kitchen, and laundry area—ideal for extended family or future potential. Outside, enjoy a private backyard with a deck and a double detached garage. Situated on a huge corner lot with no sidewalk on one side for less maintenance and enhanced curb appeal. Located in the mature community of Belvedere, known for its tree-lined streets, parks, schools, and quick access to transit, Yellowhead and shopping—this is a fantastic opportunity in a convenient and evolving neighbourhood.

Built in 1955

### Essential Information

MLS® # E4440073

Price \$399,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	954
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	6308 130 Avenue
Area	Edmonton
Subdivision	Belvedere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0G7

### **Amenities**

Amenities	Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Belvedere School  
Middle                              Balwin School  
High                                M.E. LaZerte School

**Additional Information**

Date Listed                      June 3rd, 2025  
Days on Market                8  
Zoning                              Zone 02

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