

\$139,900 - 3 13454 Fort Road, Edmonton

MLS® #E4422896

\$139,900

3 Bedroom, 1.50 Bathroom, 721 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

STYLISH & AFFORDABLE! This spacious multi-level home with over 1400 sq.ft of total living space in Belvedere Court, a well-managed complex with **HEAT & WATER** included in the condo fees. The building has undergone lots of recent upgrades including new windows, siding & parking lot. The unit is spacious & bright with a nice open design floorplan, updated lighting & flooring. The modern white kitchen has plenty of cabinetry, tons of counterspace & unique L-shaped breakfast bar which overlooks the sunny dining area with an abundance of built-in cabinets & sliding doors open to the private patio, capturing the evening sun & **BACKS ONTO GREENSPACE!** A 2 pce bath, large living room & storage area complete this level. There are 3 generous bedrooms with large west facing windows, ample closet space and a full family bathroom. Within walking distance to the LRT & close to major shopping with a quick commute to downtown – the location is fantastic! An ideal property for first time buyers or investors.

Built in 1977

Essential Information

MLS® # E4422896

Price \$139,900



| | |
|----------------|-----------------------|
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 721 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Multi Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 3 13454 Fort Road |
| Area | Edmonton |
| Subdivision | Belvedere |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 1C5 |

Amenities

| | |
|-----------|---|
| Amenities | Detectors Smoke, Vinyl Windows, See Remarks |
| Parking | Stall |

Interior

| | |
|--------------|--|
| Appliances | Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Baseboard, Natural Gas |
| # of Stories | 4 |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed February 26th, 2025
Days on Market 148
Zoning Zone 02
Condo Fee \$866

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