

# \$169,900 - 417 13635 34 Street, Edmonton

MLS® #E4432705

**\$169,900**

2 Bedroom, 2.00 Bathroom, 896 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Ideally situated TOP Floor condo overlooks the courtyard. Newer flooring throughout. Adult building and Pets are welcome with board approval. White and bright peninsula shaped Kitchen w/eat at counter. Living room the center of the condo has garden door onto East facing Covered deck w/gas hook up for your BBQ. Primary suite on one side of the condo w/walk through closet and 3 pce ensuite with oversized shower. A good sized 2nd bedroom and a 4 pce bathroom plus Laundry room/storage room on the opposite side of the condo. Taxes in 2024 were \$1577.00 Condo fees \$586.55 monthly also includes water/sewer, garbage and Heat. 1 underground heated Titled parking stall #127 Plus a storage unit. A short walk to the Belmont Town shopping center via walking trails. Visitor parking SW area of the building.

Built in 2006

## Essential Information

MLS® #	E4432705
Price	\$169,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.00



Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	417 13635 34 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0C4

### Amenities

Amenities	Deck, Exercise Room, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 25th, 2025
Days on Market	26
Zoning	Zone 35
Condo Fee	\$587

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 21st, 2025 at 1:18pm MDT