

\$168,000 - 315 13625 34 Street, Edmonton

MLS® #E4408247

\$168,000

2 Bedroom, 2.00 Bathroom, 863 sqft
Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Investors alert. Great holding property. Excellently managed condo corporation. Plus steady rental history since 2007. Sunny and quiet apartment condo with distant view of high-rises in Edmonton. Two bedrooms, two full bathrooms and two titled parking stalls plus storage. Age restriction to over 18. In suite laundry room with extra storage. South facing balcony overlooking green area and overlooking another quiet (over 45) senior complex. Walking distance to shopping and Edm-Trans. as well as river valley.

Built in 2007

Essential Information

MLS® #	E4408247
Price	\$168,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	863
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information



Address 315 13625 34 Street
Area Edmonton
Subdivision Belmont
City Edmonton
County ALBERTA
Province AB
Postal Code T5A 0E3

Amenities

Amenities Detectors Smoke, Exterior Walls- 2"x6", Parking-Plug-Ins, Parking-Visitor, Secured Parking, Natural Gas BBQ Hookup
Parking Stall, Underground

Interior

Interior Features ensuite bathroom
Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating Hot Water, Natural Gas
of Stories 4
Stories 1
Has Basement Yes
Basement None, No Basement

Exterior

Exterior Wood, Stucco
Exterior Features Fenced, Flat Site, Landscaped, Level Land, Private Setting, Public Transportation, Treed Lot, View City
Roof Asphalt Shingles
Construction Wood, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed September 27th, 2024
Days on Market 189
Zoning Zone 35
Condo Fee \$537

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 April 4th, 2025 at 5:47pm MDT