

## \$169,000 - N/A, Edmonton

MLS® #E4443254

**\$169,000**

2 Bedroom, 2.00 Bathroom, 1,043 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

Modern 2 bed, 2 bath ground floor condo in a concrete building—all utilities included in condo fees! This spacious unit features an open-concept layout, private ensuite bathroom, in-suite laundry, and walkout access to a patio facing green space. Enjoy the convenience of underground parking, an on-site fitness studio, and excellent soundproofing. Prime location close to LRT, Londonderry Mall, schools, transit, and all major roads. Ideal for first-time buyers, downsizers, or investors. Move-in ready and full of value!

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4443254               |
| Price          | \$169,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,043                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |           |
|-------------|-----------|
| Address     | N/A       |
| Area        | Edmonton  |
| Subdivision | Belvedere |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T5A 5J7   |

## Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Ceiling 9 ft., Closet Organizers, Exercise Room, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows, Storage Cage, Natural Gas Stove Hookup |
| Parking   | Heated, Underground   |

## Interior

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

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Stucco   |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Concrete, Stucco   |
| Foundation        | Brick  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 02         |
| Foreclosure    | Yes             |
| Condo Fee      | \$713           |

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Listing information last updated on July 17th, 2025 at 3:17am MDT