

\$229,000 - 13069 34 Street, Edmonton

MLS® #E4453166

\$229,000

3 Bedroom, 1.50 Bathroom, 1,288 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Welcome to an exceptional opportunity for home ownership in Belmont. This 3 bedroom/ 2 bathroom home offers a fantastic location that is close to everything you could hope for with shopping, fitness facilities and the River Valley nearby! As you pass through the entryway you're led into a bright, spacious, open-concept living/dining/kitchen space. The kitchen has been updated with plenty of cabinets and counter space for the chef of the family. Sliding doors open to a fully fenced yard that is begging to be turned into your private backyard oasis. Upstairs you'll find 3 large bedrooms and a nicely updated 4\pc bathroom. Additionally you'll be able to enjoy your morning coffee or evening cocktail on a spacious second floor outdoor patio. There is room to grow with a finished basement, large garage/driveway parking and for those hot Edmonton nights this unit has air conditioning. Don't sleep on this property as units in this sought-after complex never last.

Built in 1976

Essential Information

MLS® #	E4453166
Price	\$229,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,288
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	13069 34 Street
Area	Edmonton
Subdivision	Belmont
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3K1

Amenities

Amenities	See Remarks
Parking	Front Drive Access, Insulated, Single Garage Attached, Stall

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed August 15th, 2025

Zoning Zone 35

Condo Fee \$418

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