

# \$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 205  
Zoning Zone 35  
Condo Fee \$537

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Listing information last updated on April 20th, 2025 at 1:47am MDT