

## \$200,000 - 31 Belmead Gardens Gardens, Edmonton

MLS® #E4431391

**\$200,000**

3 Bedroom, 1.50 Bathroom, 986 sqft

Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

**ATTENTION INVESTORS & FIRST TIME BUYERS!!** Ready to build a little sweat equity? This well laid out, end unit townhouse features 3 bedrooms, 1.5 baths and a fully finished basement, but needs some new flooring. Located just steps from the conveniently located assigned parking stall, step inside and you'll find over 1400 sq feet of total living space. Start with a pleasant kitchen with lots of counter space, big bright window, pantry and stainless steel appliances. The living & dining rooms are spacious with large window and there is a handy half bath located on this level.

Upstairs you'll find 3 bedrooms with good closet space and a four-piece bath. The basement is finished - perfect for a tv room or kids' play area. There's a fenced yard that needs some tlc, and the complex is beautifully located - with great access to the Whitemud, Henday and new LRT line that is underway. Very rentable, as it will have great access to downtown, Grant MacEwan, U of A. This unit offers an outstanding opportunity.

Built in 1975

### Essential Information

MLS® # E4431391

Price \$200,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 986               |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 31 Belmead Gardens Gardens |
| Area        | Edmonton                   |
| Subdivision | Belmead                    |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5T 1J1                    |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Parking-Plug-Ins, Vinyl Windows |
| Parking   | Stall                           |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 20          |
| Condo Fee      | \$342            |

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Listing information last updated on April 30th, 2025 at 9:02pm MDT