

\$172,900 - 417 13635 34 Street, Edmonton

MLS® #E4432705

\$172,900

2 Bedroom, 2.00 Bathroom, 896 sqft

Condo / Townhouse on 0.00 Acres

Belmont, Edmonton, AB

Ideally situated Top Floor condo overlooks the courtyard. Newer flooring throughout. Age restriction is 18 + Pets are welcome with board approval. White and bright peninsula shaped Kitchen w/eat at counter. Living room the center of the condo has garden door onto East facing Covered deck w/gas hook up for your BBQ. Primary suite on one side of the condo w/walk through closet and 3 pce ensuite with oversized shower. A good sized 2nd bedroom and a 4 pce bathroom plus Laundry room/storage room on the opposite side of the condo. Taxes in 2024 were \$1577.00 Condo fees \$587.00 monthly also includes water/sewer, garbage and Heat. 1 underground heated parking stall #127 Plus storage unit. A short walk to the Belmont Town shopping center via walking trails. Visitor parking SW area of the building.

Built in 2006

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4432705 |
| Price | \$172,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 896 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 2006 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 417 13635 34 Street |
| Area | Edmonton |
| Subdivision | Belmont |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 0C4 |

Amenities

| | |
|----------------|---|
| Amenities | Deck, Exercise Room, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Storage Cage |
| Parking Spaces | 1 |
| Parking | Heated |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Baseboard, Water |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 35 |
| Condo Fee | \$587 |

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 May 1st, 2025 at 1:32am MDT