

## \$229,000 - 13069 34 Street, Edmonton

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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 |
| Days on Market | 21                |
| Zoning         | Zone 35           |
| Condo Fee      | \$418             |

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Listing information last updated on September 5th, 2025 at 3:03pm MDT