

## \$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 | 7                |
| Zoning         | Zone 35          |
| Condo Fee      | \$587            |

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Listing information last updated on May 2nd, 2025 at 12:02pm MDT