

## \$112,900 - 3 13450 Fort Road, Edmonton

MLS® #E4452870

**\$112,900**

2 Bedroom, 1.50 Bathroom, 597 sqft

Condo / Townhouse on 0.00 Acres

Belvedere, Edmonton, AB

This unique styled, 2 level apartment condo in Belvedere, offers over 1100 sq ft of living space. The main floor features a galley kitchen with newer stainless appliances, dining room, 2pc bathroom and a spacious living room with sliding doors leading you to the private, sunken walk-out patio. The upper level has 2 good size bedrooms, a large 4-pc bathroom and a good sized storage room. From there you also have access to the newly renovated, common laundry room just outside the upper door. In addition to the in suite storage there is also a separate indoor storage room (1.66mx1.11m) in the building foyer by your suite. The complex has seen many upgrades including windows, siding, shingles, resurfaced parking lot, laundry rooms & heating system. Your parking stall is only a few steps away from the buildings front entrance and there is plenty of visitor parking. Close to schools, restaurants, shopping and public transportation..

Built in 1977

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452870  |
| Price     | \$112,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                       |
|----------------|-----------------------|
| Full Baths     | 1                     |
| Half Baths     | 1                     |
| Square Footage | 597                   |
| Acres          | 0.00                  |
| Year Built     | 1977                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3 13450 Fort Road |
| Area        | Edmonton          |
| Subdivision | Belvedere         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5A 1C5           |

### Amenities

|           |                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------|
| Amenities | Intercom, Parking-Plug-Ins, Parking-Visitor, Patio, Security Door, Storage-In-Suite, Storage-Locker Room |
| Parking   | Stall, See Remarks                                                                                       |

### Interior

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas                                   |
| # of Stories | 4                                                                   |
| Stories      | 2                                                                   |
| Has Basement | Yes                                                                 |
| Basement     | None, No Basement                                                   |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 67                |
| Zoning         | Zone 02           |
| Condo Fee      | \$790             |

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Listing information last updated on October 19th, 2025 at 2:47pm MDT